

REDEVELOPMENT PLAN

DOWNTOWN HAYWARD REDEVELOPMENT PROJECT

Redevelopment Agency of the City of Hayward
Adopted by the Hayward City Council
Amended by the Hayward City Council
Amended by the Hayward City Council
Amended by the Hayward City Council
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I. INTRODUCTION

This is the Redevelopment Plan for the Downtown Hayward Redevelopment Project in the City of Hayward, County of Alameda, State of California; it consists of the text, the Project Boundary Map (Exhibit A) and the Land Use Map (Exhibit B). This Plan was prepared by the Redevelopment Agency of the City of Hayward pursuant to the Community Redevelopment Law, the California Constitution and all applicable local laws and ordinances.

The proposed redevelopment of the area within the boundaries of the Project as described in this Plan conforms to the City of Hayward General Plan, adopted by the City Council of the City of Hayward on May 6, 1986.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Hayward by Resolution No. 98-01, on April 9, 1998, as amended.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the Project Area. Because of the long-term nature of this Plan and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

II. GENERAL DEFINITIONS

The following references will be used in this Plan unless the context otherwise requires:

- A. "Agency" means the Redevelopment Agency of the City of Hayward, California.
- B. "City" means the City of Hayward, California.
- C. "County" means the County of Alameda, California.
- D. "General Plan" means the City of Hayward General Plan.
- E. "Owner" means any individual or entity owning "real property" as defined herein.

- F. "Person" means any individual, or any public or private entity.
- G. "Personal Property" means movable property, chattels, property not part of real property defined below.
- H. "Plan" means the Downtown Hayward Redevelopment Plan.
- I. "Planning Commission" means the Planning Commission of the City of Hayward, California.
- J. "Project" means Downtown Hayward Redevelopment Project.
- K. "Project Area" means the area included within the boundaries of the Downtown Hayward Redevelopment Project Area as shown on Exhibit A, including the area subject to the original redevelopment plan and the areas within Project Expansion Area No. 1, Project Expansion Area No. 2, and Project Expansion Area No. 3.
- L. "Project Expansion Area No. 1" means that area delineated as Project Expansion Area No. 1 on Exhibit A and described in Section III.
- M. "Project Expansion Area No. 2" means that area delineated as Project Expansion Area No. 2 on Exhibit A and described in Section III.
- N. Project Expansion Area No. 3 means that area delineated as Project Expansion Area No. 3 on Exhibit A and described in Section III.
- O. "Real Property" means land; including land under water and waterfront property; buildings, structures, fixtures, and improvements on the land; and property appurtenant to or used in connection with the land; every estate, interest privilege, easement, franchise, and right in land, including but not limited to rights-of-way, terms for years, and liens, charges or encumbrances by way of judgment, mortgage or otherwise and the indebtedness secured by such liens.
- P. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000 et seq).
- Q. "State" means the State of California.
- R. "Zoning Ordinance" means the Zoning Ordinance of the City of Hayward, California, codified as Hayward Municipal Code Chapter 10, Article 1.

III. PROJECT AREA BOUNDARIES

The Downtown Hayward Redevelopment Project Area, hereinafter called the "Project Area," is delineated on the Project Boundary Map designated as Exhibit A, attached

hereto and by this reference made a part hereof, and is more particularly described as follows:

REAL PROPERTY in the City of Hayward, County of Alameda, State of California described as follows:

BEGINNING at the intersection of the southwesterly line of Foothill Boulevard with the southwesterly prolongation of the general northerly line of the parcel of land delineated on that map entitled "Record of Survey of the Hayward City Center Site" etc., Record of Survey No. 317, filed August 7, 1973 in Book 9 of Records of Survey, at Pages 30 and 31 in the Office of the County Recorder of Alameda County; thence northeasterly along said prolongation and northeasterly and southeasterly along last said line and southerly along the general easterly line of said parcel of land to the northwestern corner of Block B, as said block is shown on the map entitled "Map of the Gibson Tract," etc., filed in Book 21 of Maps, at Page 61, in the Office of said Recorder; thence southwesterly and southeasterly along the general westerly line of said Gibson Tract to the northwesterly line of "A" Street; thence southeasterly in a direct line to the intersection of the southeasterly line of "A" Street with the northeasterly line of Third Street, as said streets are shown on the "Map of the Town of Haywood" etc., filed April 21, 1868 in Book 6 of Maps, at Page 17, in the Office of said Recorder; thence southeasterly along said line of Third Street to a point 150 feet southeasterly of the southeastern line of "B" Street, as said street is shown on last said map, thence southwesterly parallel with said line of "B" Street 192 feet; thence southeasterly parallel with said line of Third Street, 100 feet; thence southwesterly parallel with said line of "B" Street, 150 feet; thence northwesterly parallel with said line of Third Street, 50 feet; thence southwesterly parallel with said line of "B" Street 642 feet, more or less, to the most northerly corner of the parcel of land conveyed to the City of Hayward, by deed recorded August 17, 1956 in Book 8123 of Official Records of Alameda County, at Page 369, (AL 87350); thence southeasterly along the northeastern line of last said parcel of land, and the southeasterly prolongation thereof, to a point on the southeastern line of "C" Street, as said street is shown on last said map; thence southwesterly, along last said line to the northeastern line of First Street, as said street is shown on last said map; thence southeasterly along last said line to the southeastern line of "D" Street, as said street is shown on last said map; thence southwesterly along last said line to the southeastern line of Foothill Boulevard; thence southwesterly along last said line to the northeastern line of Main Street, as said street is shown on last said map; thence southeasterly along last said line to the southeastern line of "E" Street; thence southwesterly along last said line and the southwesterly prolongation thereof to the southwestern line of Mission Boulevard, formerly Castro Street; thence northwesterly along last said line to the southeastern line of "D" Street; thence southwesterly along last said line to the southwestern line of Watkins Street; thence northwesterly along last said line to a point 104 feet southeasterly from the southeastern line of "C" Street; thence southwesterly parallel with said line of "C" Street to the northeastern line of Atherton Street, as said street is shown on last said map; thence southeasterly along last said line to the northwestern line of "D" Street; thence southwesterly in a direct line to the northwestern line of "D" Street Right of Way, as said line is shown on San Francisco Bay

Area Rapid Transit District Record Map of Right of Way, filed February 23, 1971, Book 68 of Maps, at Pages 27-76 inclusive, in the Office of said Recorder; thence southwesterly along last said line, being the northwestern lines of Parcels A78-2 and A78-3, A78-9, A78-1 and A78-10 as shown on last said map, and the southwesterly prolongation thereof to a point on the southwestern line of Sutro Street, as said street is shown on last said map; thence northwesterly along last said line to the southeasterly line of Parcel O-A687, as said parcel is shown on last said map; thence southwesterly along last said line and the southeasterly line of Parcel O-A684, as shown on last said map, to the northeastern line of Grand Street, 80 feet wide, as said street is shown on last said map; thence southeasterly along last said line to the northeasterly prolongation of the southeastern line of Claire Street, as said street is described in deed to the City of Hayward recorded March 7, 1938 in Book 3612 of said Official Records at Page 125, (II-10505); thence southwesterly along last said prolongation and southeastern line and the southwesterly prolongation thereof to the southwestern line of Alice Street, as said street is described in deed, to the City of Hayward recorded June 1, 1927, in Book 1599 of said Official Records, at Page 337, (X-46526); thence northwesterly along last said line, and the southwestern line of Alice Street, as said street is shown on the map entitled "Map No. 1 of a Portion of the Meek Tract" etc., filed April 12, 1892 in Book 12 of Maps, at Page 45, in the Office of said Recorder, to the southwesterly prolongation of the northwestern lines of Lots 1 through 12, Block 112, as said lots and block are delineated on last said map; thence northeasterly along last said prolongation and northwestern lines to the southwestern line of the aforesaid Grand Street; thence northwesterly along last said line and the northwesterly prolongation thereof, to the northwestern line of "A" Street; thence northeasterly along last said line to the southwestern line of the parcel of land described in deed to Elvin R. Abrott, et ux, recorded October 6, 1966, in Reel 1852 of said Official Records, Image 907, (AY 115790); thence northwesterly and northeasterly along the southwestern and northwestern lines of last said parcel of land, and northeasterly along the northwestern line of the parcel of land described in deed to Elvin R. Abrott, et ux, recorded August 8, 1935 in Book 3190 of said Official Records, at Page 357, (FF-32781); to the southwestern line of the parcel of land described in deed to James R. Close, et ux, recorded April 17, 1973 in Reel 3392 of said Official Records, Image 511, 73-50904); thence northwesterly, northeasterly and southeasterly along the southwestern, northwestern and northeastern lines of last said parcel of land to the most westerly corner of the parcel of land described in deed to Muriel E. Held, recorded February 23, 1967, in Reel 1920 of said Official Records, Image 212, (AZ 16432); thence northeasterly along the northwestern line of last said parcel of land, and the northeasterly prolongation thereof, to the northeastern line of Mission Boulevard; thence southeasterly along last said line to the southeastern line of Lot 5 in Block C, as said lot and block are delineated on the map entitled "Hampton Terrace" etc., filed September 14, 1892 in Book 5 of Maps, at Page 36, in the Office of said Recorder; thence northeasterly and northwesterly along the southeastern and northeastern lines of said Lot 5 to the general southeastern line of the parcel of land described in deed to William F. Webb, recorded June 14, 1963 in Reel 910 of said Official Records, Image 518 (AU 99937); thence northeasterly along last said line to the southwestern line of Main Street; thence northwesterly along last said line to the southwesterly prolongation of the southeasterly line of Block A, as said block is delineated

on that map entitled "Map of the Anspacher Tract" etc., filed July 20, 1892 in Book 17 of Maps, at Page 63, in the Office of said Recorder; thence northeasterly along last said line to San Lorenzo Creek; thence northwesterly along said Creek to the northwesterly line of Hazel Avenue; thence northeasterly along last said line to the southwestern line of Foothill Boulevard; thence northwesterly along last said line to the point of beginning.

The Downtown Hayward Redevelopment Project Expansion Area, hereinafter called the "Project Expansion Area Number 1," is delineated on the Project Boundary Map and Land Use Map as Exhibit A, attached hereto and by this reference made a part hereof, and is more particularly described as follows:

REAL PROPERTY in the City of Hayward, County of Alameda, State of California described as follows:

BEGINNING at the intersection of the southeastern line of "D" Street with the southwestern line of Mission Boulevard, formerly Castro Street; thence southeasterly along said southwestern line of Mission Boulevard, to the intersection thereof with the southeastern line of Willis Avenue; thence southwesterly along said southeastern line of Willis Avenue, to the intersection thereof with the northeastern line of Watkins Street; thence southeasterly along said northeastern line of Watkins Street, to the intersection thereof with the northeasterly prolongation of the northwestern line of Jackson Street, a State highway; thence southwesterly along said northeasterly prolongation to the southwestern line of Watkins Street; thence northwesterly along said southwestern line of Watkins Street to the intersection thereof with the northwestern line of the parcels of land, described in the Grant Deed from Jackson/Watkins Associates, a California limited partnership, to Michael K. Gee and Lilian W. Gee, husband and wife, dated October 10, 1984 and recorded October 16, 1984 in Official Records of Alameda County under County Recorder's Series No. 84-208314; thence southwesterly, southeasterly and southwesterly along said northwestern line of said parcel of land to the intersection thereof with the northeastern line of Atherton Street; thence southeasterly along said northeastern line of Atherton Street to the intersection thereof with said northwestern line of Jackson Street; thence southwesterly along said northwestern line of Jackson Street to the intersection thereof with the southwestern line of Atherton Street; thence northwesterly along said southwestern line of Atherton Street the intersection thereof with the parcel of land described as Parcel 1 in the Grant Deed from Wolf Investment Company, Inc., to Atherton Properties, a partnership, dated January 5, 1981 and recorded March 20, 1981 in Official Records of Alameda County under County Recorder's Series No. 81-043730; thence southwesterly along last said northwestern line, to the intersection thereof with the northeastern line of the right of way of the San Francisco Bay Area Rapid Transit District; thence northwesterly along said Rapid Transit District right of way, to the intersection thereof with the northwestern line of "D" Street right of way, as said line is shown on San Francisco Bay Area Rapid Transit District Record Map of Right of Way, filed February 23, 1971, in Book 68 of Maps at Pages 26 thru 27 inclusive, in the Office of the County Recorder of Alameda County; thence northeasterly in a direct line to the intersection of the northwestern line of "D" Street with the northeastern line of Atherton Street; thence

northwesterly along said northeastern line of Atherton Street, to the intersection thereof with a line drawn parallel with the southeastern line of "C" Street, distant southeasterly 104 feet, measured at right angles; thence along said parallel line, so drawn, northeasterly to the intersection thereof with the southwestern line of Watkins Street; thence southeasterly along said southwestern line of Watkins Street, to the intersection thereof with said southeastern line of "D" Street; thence northeasterly along said southeastern line of "D" Street, to the POINT OF BEGINNING.

Project Expansion Area No. 2 is delineated on the Project Boundary Map, attached hereto as Exhibit A and by this reference made a part hereof, and is more particularly described as follows:

REAL property in the City of Hayward, County of Alameda, State of California, described as follows:

BEGINNING at the intersection of the southeastern right-of-way line of Jackson Street, a State Highway, 4ALA92, with the southeasterly prolongation of the southwestern right-of-way line of Atherton Street; thence southwesterly along said southeastern right-of-way line of Jackson Street to the intersection thereof with the easterly prolongation of the southern right-of-way line of Winton Avenue; thence southwesterly along said southeastern right-of-way line of Winton Avenue to the intersection thereof with the northeastern right-of-way line of the Union Pacific Railroad; thence southwesterly along said northeastern right-of-way line of the Union Pacific Railroad to the intersection thereof with a line drawn perpendicular to said northeastern line of said railroad from the most northerly corner of Lot 1, as said lot is shown on the map entitled "Tract 6386, etc.," filed June 29, 1992, in Book 201 of Maps at Pages 54 and 55 in the office of the County Recorder of Alameda County; thence southwesterly along the northwestern line of said Lot 1 in Tract 6386 to the intersection thereof with the southeastern right-of-way line of Elmhurst Street; thence southwesterly along said southeastern right-of-way line of Elmhurst Street to the intersection thereof with the northeastern right-of-way line of Amador Street; thence northwesterly along said northeastern right-of-way of Amador Street to the intersection thereof with the southeastern boundary line of Centennial Park; thence southwesterly along said southeastern boundary line and northwesterly along the southwestern and western boundary lines of Centennial Park to the intersection thereof with the northern line of Lot 1 in Block 4, as last said lot and block are shown on the map entitled "Tract 1018, etc.," filed in Book 30 of Maps at Page 77 in the office of the County Recorder of Alameda County; thence westerly along said northern line of last said Lot 1 to the intersection thereof with the eastern right-of-way line of Amador Street; thence northerly and northwesterly along said eastern right-of-way line of Amador Street to the intersection thereof with the southeastern right-of-way line of West "A" Street; thence southwesterly along said southeastern right-of-way line of West "A" Street to the intersection thereof with the southeasterly prolongation of the southwestern line of Hathaway Avenue; thence northwesterly along last said prolongation and said southwestern line of Hathaway Avenue to the intersection thereof with the northern boundary line of the City of Hayward, a municipal corporation; thence northeasterly and

southeasterly along said northern boundary line of the City of Hayward, to the intersection thereof with the northern right-of-way line of said West "A" Street; thence easterly and northeasterly along said northern right-of-way of West "A" Street to the intersection thereof with northwesterly prolongation of the northeastern right-of-way line of Burbank Street; thence southeasterly along last said northwesterly prolongation and said northeastern right-of-way line of Burbank Street to a point of curve; thence southeasterly, easterly and northeasterly along the arc of a tangent curve, to the left, having a radius of 204 feet, to a point of tangency thereof with the northwestern line of said "C" Street; thence northeasterly along said northwestern line of "C" Street to the intersection thereof with said southwestern line of the Downtown Hayward Redevelopment Project; thence southeasterly, northeastern, northwesterly, northeasterly, southeasterly, northeasterly, southeasterly and northeasterly along said general southern line to the intersection thereof with said southwestern line of Atherton Street; thence southeasterly along said southwestern line of Atherton Street and said southeasterly prolongation to the Point of Beginning.

Project Expansion Area No. 3 is delineated on the Project Boundary Map attached hereto as Exhibit A and by this reference made a part thereof, and is more particularly described on the Legal Description of Project Expansion Area No. 3 attached hereto as Exhibit C, and by this reference made a part hereof.

IV. REDEVELOPMENT OBJECTIVES

The Downtown Hayward Redevelopment Project Area comprises the downtown area of the City of Hayward. Historically, this area has been the commercial and business center of the City and surrounding areas. The area is now characterized by a variety of conditions that adversely affect the economic functioning and improvement of the area, the well-being of the City, and the overall image of Hayward. Such conditions include multiple ownerships, vacant and underutilized land and buildings, obsolescence and physical deterioration of buildings, inadequate circulation, parking and pedestrian amenities, geologic impediments, and lack of comprehensive planning.

The central goal of the Redevelopment Plan is to provide an improved physical, social and economic environment which will establish this area as a center of community activity, containing a viable mixture of commercial and residential development, open space, public and related uses.

Within this broad goal the following specific activities may be undertaken by the Redevelopment Agency:

- A. Beautification and enhancement of the Project Area to create an improved visual environment and to promote comfort, convenience, safety, and visual unity in the Project Area through actions which may include but will not be limited to:

- widening or replacement of existing sidewalks;

- landscaping and installation of street furnishings;
- development of public plazas, walkways and open spaces;
- provision of crosswalks and ramps for handicapped persons;
- establishment of special design standards for development in the downtown area; and
- provision of assistance to private property owners in the revitalization of their properties and taking of any and all steps necessary to encourage rehabilitation or development of private property within the Project Area in conjunction with other Agency activities.

B. Creation of a safe and efficient transportation and traffic circulation system through actions which may include but will not be limited to:

- widening, alteration, closure, resurfacing or other modification of streets as needed for proper development of the Project Area under this Plan;
- development of one-way streets;
- provision or modification of necessary signalization or signing;
- provision of underpasses;
- provision of bikeways and bicycle storage facilities; and
- provision of passenger shelters for transit services.

C. Creation and/or expansion of off-street parking facilities, including surface lots and multiple-story structures.

D. Provision of public facilities which will be needed to support the revitalization of downtown which may include but will not be limited to public buildings, recreation facilities, open space and utilities.

E. Provision of expanded living and employment opportunities through the creation of suitable parcels of land for private development of housing and commercial uses. Particular emphasis shall be placed on the development of housing for senior citizens and handicapped persons in the Project Area.

V. REDEVELOPMENT TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

A. General

The Agency, in accordance with and pursuant to applicable state and local laws, proposes to strive for economic, social and physical revitalization and beautification within the Project Area by:

1. Installation, construction, or reconstruction of streets, sidewalks, parking, utilities, landscaping, and other on-site improvements, and provision of open space and recreational land uses.

2. Redevelopment of land by private enterprise or public agencies for use in accordance with this Plan.
3. Rehabilitation and rejuvenation of existing structures.
4. Limited acquisition of real property.
5. Relocation assistance to displaced residential and nonresidential occupants.
6. Demolition or removal of buildings and improvements.
7. Disposition of property for uses in accordance with this Plan.

B. Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, buildings, parks, off-street parking, plazas, playgrounds, and landscaped areas.

Within Project Expansion Area No. 1, anticipated public improvements include the following:

- widening of Willis Avenue between Mission Boulevard and Watkins Street;
- widening and landscaping D Street between Mission Boulevard and Atherton Street;
- overlay of D and Atherton Streets;
- replacement of water mains in D and Atherton Streets;
- water main relocation from Francisco Street to Mission Boulevard;
- replacement of storm drains in Watkins and Willis Streets and along BART/WPRR;
- undergrounding of all overhead utility lines; and
- construction of adequate streets, traffic control, utility infrastructure, parking facilities and open space to support contemplated development.

Within Project Expansion Area No. 2, anticipated public improvements include the following:

- Downtown parking improvements, including approximately 300 new parking spaces and other improvements to existing parking lots
- Streetscape improvements along A Street and C Street
- Public trail improvements along San Lorenzo Creek
- Sidewalk improvements within the downtown area
- Improved lighting for pedestrian safety
- Pedestrian and bike access over the railroad tracks from the Cannery area to Centennial Park
- Circulation improvements within the Cannery area
- Undergrounding of overhead utility lines
- Construction of adequate streets, traffic control, utility infrastructure, parking facilities and open space to support contemplated development

Within Project Expansion Area No. 3, anticipated improvements include the following:

- Develop attractive entryways to identify neighborhood and City entrances;
- Institute a streetscape program to improve, establish and upgrade pedestrian amenities, public parking and transit along arterials in the Project Area;
- Increase the amount and upgrade the quality of open space, public parks, trails, parking and recreational, cultural, transit and community facilities;
- Complete sidewalk, utilities undergrounding, and lighting improvements within the area.

C. Participation by Owners and Business Tenants

1. Opportunities for Owners and Business Tenants

The Agency shall extend reasonable preferences to persons who own property or are engaged in business in the Project Area, to continue to own property or re-enter in business within the Project Area if they meet the requirements prescribed in this Plan. For that purpose the Agency has adopted Rules for Business Tenant Preferences and Rules for Owner Participation, which are available for public inspection.

It is the policy of the Agency to minimize acquisition of private property when possible and to vigorously pursue the encouragement of participation of existing property owners and businesses within the Project Area. Said participation shall be pursued by the Agency where consistent with this Redevelopment Plan by allowing owners of parcels of real property to: retain all or a portion of their properties; to acquire adjacent or other

properties in the Project Area; and to upgrade and develop their property in conformance with this Plan.

- a. The Agency may determine that certain property within the Project Area conforms or substantially conforms to this Plan and the owners of such properties will be permitted to remain as conforming owners without an owner-participation agreement with the Agency, provided such owners continue to operate and use the property in conformance with this Plan.
- b. The Agency may also determine that certain property within the Project Area does not conform to this Plan and the owners of such properties will be required to enter into an owner-participation agreement with the Agency. Each property in the Project Area shall be considered to conform to this Plan until and unless the Agency has determined by resolution that such property does not conform to this Plan. In the event that any property owner desires Agency determination that his property conforms to the Plan, that property owner can request such determination as set forth in Section V.E.1. of this Plan.

2. Rules for Participation Opportunities, Priorities and Preferences

Owners of property and business tenants may participate in the redevelopment of property in the Project Area in accordance with Rules for Business Tenant Preferences and Rules for Owner Participation adopted or subsequently amended by the Agency. In general, these rules provide that, in the event of displacement as a result of Agency activities, existing business owners and business tenants within the Project Area shall be given preference for re-entry into business within the redeveloped Project Area. Owners will be required to submit proof to the Agency of their qualifications and financial ability to carry out their agreement with the Agency.

3. Participation Agreements

Each property owner, not a conforming owner, shall enter into a binding agreement with the Agency by which the property owner agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. Such agreements will be prepared by the Redevelopment Agency after consultation with the property owners. Agreements will contain a list of minimum improvements to be made for the specific property to which it applies.

In such agreements, property owners (participants) who retain real property shall be required to join in the recordation of such documents as are necessary in the determination of the Agency to make the provisions of this Plan applicable to their properties.

In the event a participant fails or refuses to rehabilitate or develop his or her property pursuant to this Plan and/or an owner-participation agreement, the Agency is authorized but is not required to acquire the real property or any interest therein which, if acquired, may be sold or leased for rehabilitation or development in accordance with this Plan and the rules for owner participation.

It is anticipated that the acquisition of real property within the Project Area will be limited and that the Agency's power of eminent domain will be used only in those rare instances in which the Agency determines that the acquisition of certain real property is necessary and is in the best interest of the Project. The Agency shall not acquire conforming property through the use of eminent domain.

D. Rehabilitation and Moving of Structures by the Agency

1. Rehabilitation

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area acquired by the Agency. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the Project Area not acquired by the Agency.

2. Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any building or other structure to a location within or outside the Project Area.

E. Property Acquisition

1. Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire or obtain options to acquire, but is not required to acquire or obtain options to acquire, any or all real property located in the Project Area, by gift, devise, exchange, purchase, eminent domain, or any other lawful method. The Agency may also acquire any other interest in real property less than a fee interest.

In addition, the Agency may utilize the power of eminent domain to acquire real property in the Project Area to address the conditions requiring redevelopment and to implement this Plan. Eminent domain may be used after the Agency has negotiated in good faith but has not been able to reach agreement with the property owner on the proposed acquisition. Prior to any acquisition through eminent domain, the Agency shall adopt a resolution declaring the need to acquire any specific property and authorizing the acquisition by such a method. However, said power of eminent domain will not be exercised when:

- a. The property in question is improved with a structure and the Agency has determined by resolution that the rehabilitation of the structure and its proposed use is consistent with the objectives of the Plan and that such rehabilitation is in the best interest of the Project and the owner has thereafter entered into an owner-participation agreement with the Agency and is faithfully performing under the terms of the agreement.
- b. The property in question is improved by a structure and the Agency has determined by resolution that said structure and its use is consistent with and conforms to the objectives of the Plan, and that no owner participation agreement is necessary so long as the structure is adequately maintained and properly landscaped.
- c. The property in question is owned by a public body.
- d. Within Project Expansion Area No. 1, acquisition of property by eminent domain is not authorized for any residential properties which the Agency determines were owned and occupied by the property owners as of March 28, 1987, so long as such properties continue to be occupied by said property owners or as to such properties, the Agency has adopted a resolution of necessity pursuant to Article 2 of Chapter 4 of Title 7 of the Code of Civil Procedure (commencing with Section 1245.210 by a vote of two-thirds (2/3) of all the members of the Agency.

In no event shall the Agency institute eminent domain proceedings to acquire property within the Project Area after November 10, 2010, except that the Agency may institute eminent domain proceedings to acquire property within Project Expansion Area No. 3 for a period of twelve (12) years after the adoption of the ordinance approving the Sixth Amendment to the Redevelopment Plan. This time limit for commencement of eminent domain may be extended only by amendment of the Plan.

That certain real property within the Project Area that was previously exempted from acquisition by eminent domain by Agency resolution RA-92-08 adopted on July 7, 1992, shall be subject to acquisition by eminent domain from and after the effective date of the ordinance adopting the Fifth Amendment to the Plan.

2. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by lawful means.

F. Relocation of Residents and Businesses Displaced

It is the intent of the Agency that the displacement of residents and businesses will be pursued only when determined by the Agency to be essential to the successful implementation of the Plan. No person shall be displaced until a suitable housing unit is available and ready for occupancy. When undertaken, the relocation of persons and businesses will be subject to the following standards:

1. Assistance in Finding Other Locations

The Agency shall assist all persons, business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons, business concerns and others, if any, displaced by the Project, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

2. Relocation Payments

The Agency may pay reasonable moving expenses to persons (including families, business concerns and others) displaced by the Project. This provision is not intended to provide incentives for commercial and industrial businesses to move out of the Project Area. The Agency may make such relocation payments for moving expenses where the Agency determines it is in the best interest of the Project and not to do so would create a hardship on the persons involved. The Agency may make such other payments as may be in the best interest of the Project and for which funds are available. The Agency shall make all relocation payments required by applicable law.

G. Demolition, Clearance, Building and Site Preparation

1. Demolition and Clearance

The Agency is authorized to demolish, clear or move buildings, structures, and other improvements from any real property owned or acquired by the Agency in the Project Area as necessary to carry out the purposes of this Plan.

2. Preparation of Building and Development Sites

The Agency is authorized to prepare or cause to be prepared as building and development sites any real property in the Project Area owned or acquired by the Agency. In connection therewith, the Agency may cause, provide for or undertake the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, industrial, public and other uses provided for in this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities or other improvements which an owner or operator of the site would otherwise be obliged to provide.

H. Property Disposition and Development

1. Real Property and Disposition and Development

a. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings

or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

b. Purchase and Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency may offer real property in the Project Area for purchase and development by owner and business-tenant participants prior to the time that real property is made available for purchase and development by persons who are not owners or business-tenants in the Project Area.

c. Purchase and Development Documents

To provide adequate safeguards to insure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the Zoning Ordinance, use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations or restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, sex, marital status, ancestry or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer or

use, occupancy tenure or enjoyment of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, and as set forth herein. Appropriate covenants running with the land which will prohibit such restrictions shall be included in the disposition documents.

d. Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly-owned building, facility, structure or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install or construct the buildings, facilities, structures and other improvements identified in Section V.B. of this Plan and may acquire or pay for the land required therefor.

In addition to the public improvements authorized under Section V.G.2. and the specific publicly-owned improvements identified in Section V.B. of this Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over- and underpasses; (2) sewers; (3) natural gas distribution systems; (4) water distribution systems; (5) parks, plazas, and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section V.H.1.d., and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Community Redevelopment Law and Section VIII.B. of this Plan or out of any other available funds.

e. Obligations to be Imposed on Redevelopers

Acquirers of land acquired from the Agency or subject to an owner-participation agreement within the Project Area shall be required to develop such land in accordance with the provisions of this Plan. No building, sign or structure shall be constructed upon any part of

such land unless architectural plans and specifications, showing the nature of such construction, parking, loading, surface treatment and landscaping, the location and orientation of structure(s) on the building site and, when requested, the grading plans for the building site to be built upon, shall have been submitted to, reviewed and approved in writing by the Agency or its authorized designee. The Agency shall have the right to refuse to approve any such plans or specifications when in the opinion of the Agency such plans or specifications do not conform with the conditions and objectives of the Plan.

Equerries, users, or developers of land acquired from the Agency or subject to an owner-participation agreement within the Project Area must commence the erection of any building, prosecute diligently the work thereon and complete it within such reasonable period of time as agreed upon with the Agency.

The acquirer, user, or owner shall be responsible for complying with all applicable state and local laws, ordinances and codes, in effect from time-to-time, not superseded by this Plan.

2. Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

I. Prevention of Discrimination

1. Redevelopment

The redeveloper shall comply with all state and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, color, creed, religion, sex, marital status, national origin or ancestry, in the sale, lease or occupancy of the property.

Pursuant to California Health and Safety Code Sections 33337 and 33435-33436, contracts entered into by the Agency relating to the sale, transfer or leasing of land, or any interest therein acquired by the Agency within any redevelopment area or project, shall include the express provisions set forth in said sections in substantially the form set forth in Section 33436, and such contracts shall further provide that the provisions of said sections shall be binding upon and shall obligate the contracting party or parties and any

subcontracting party or parties and all other transferees under the instrument.

2. Contracts

All deeds, leases or contracts for the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any land in the Project Area shall contain the following nondiscrimination clauses as prescribed in California Health and Safety Code Section 33436:

In deeds the following language shall appear:

“The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against, or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

In leases, the following language shall appear:

“The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, subtenants, sublessees, or vendees in the premises herein leased.”

3. Duration

The covenants in deeds, leases, and contracts from or with the Agency, with respect to Prevention of Discrimination, shall remain in effect in perpetuity.

J. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency by law is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies conform to the requirements of this Plan. To the extent now or hereafter permitted by law, the Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project Area), which land, buildings, facilities, structures, or other improvements are or would be of benefit to the Project. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation in the Project if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

K. Property Management

During such time as property in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

In any year during which the Agency owns property in the Project Area, the Agency may, but shall not be required to, pay to the City of Hayward, Alameda County or any public district, public entity, or other public corporation which would have levied a tax upon such property had it not been exempt, an amount of money in lieu of taxes; provided that no such payment shall be made for any period during which such property is devoted to a public use.

L. Replacement Dwelling Units

Within Project Expansion Area No. 1, whenever any dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of the Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units at affordable housing costs as defined by Health and Safety Code Section 50052.5, within the territorial jurisdiction of the Agency, in accordance with all the provisions of the Redevelopment Law (Health and Safety Code Sections 33413 and 33413.5).

VI. LAND USES, CONTROLS AND PROCESSING

The permitted uses of the Redevelopment Plan are consistent with the Hayward General Policies Plan.

A. Map

A land use map showing the permitted land uses and major circulation routes within the Project Area is attached hereto as Exhibit B.

B. Land Uses

The areas designated on the attached Exhibit B shall be developed for uses which may include, but shall not be limited to, the uses described below. In addition to the provisions of this Plan, all requirements of the Zoning Ordinance of the City of Hayward as it now exists or is hereafter amended shall apply to development hereunder.

1. Retail/Office Area

This area shall be developed and used for commercial and residential uses including, but not limited to, retail, office, service, lodging, entertainment, education, multifamily residential and related or supporting activities. It is intended that the ground floor level will be principally developed with retail sales and service uses, customer-oriented offices, and related uses, which will foster a high level of pedestrian activity. Noncustomer-related office uses and multifamily residential uses should generally be provided on upper floor levels. This area should generally exclude the sales or servicing of automobiles or similar uses which would tend to dilute the desired pedestrian orientation.

2. Office/Residential Area

This area shall be developed and used for commercial and residential uses including, but not limited to, retail, office, service, lodging, entertainment, education, multifamily residential and related or supporting activities. It is intended that such uses would be developed at ground or upper floor levels. Additionally, sales and servicing of automobiles or similar uses may be permitted in this area if such uses do not conflict with surrounding uses.

3. Residential Area

This area shall be developed and used principally for multifamily residential and supporting uses and such additional commercial or residential uses that are complementary to the predominant residential character of the area.

There presently exists approximately 288 dwelling units within the Project Area. It is anticipated that upon Project completion, there may be approximately 1,350 additional units. However, this latter figure is a general estimate based on market forecasts and is subject to change as a result of changing economic factors and activities of the Agency and other public and private entities.

Within Project Expansion Area No. 1, there are currently approximately 57 dwelling units at the time of adoption of the Plan for this area. It is anticipated that approximately 400-450 housing units may be developed in Project Expansion Area No. 1 during the life of the Plan.

Within Project Expansion Area No. 2, there are approximately 1,000 dwelling units at the time of adoption of the Fifth Amendment to the Redevelopment Plan. It is anticipated that approximately 790 housing units may be developed in the Project Expansion Area No. 2 during the life of the Plan.

Within Project Expansion Area No. 3, there are approximately 2,730 dwelling units at the time of adoption of the Sixth Amendment to the Redevelopment Plan. It is anticipated that approximately 718 net new housing units may be developed in Project Expansion Area No. 3 during the life of the Plan.

4. Parks, Recreation, Open Space, and Public Buildings

Park and recreational facilities as well as public open space should be developed in the Project Area. Specific areas have been designated in Exhibit B for such purposes. However, open space and public areas, as

well as any public buildings which may be necessary, may be interspersed with other uses in any area.

5. Streets and Rights-of-Way

As illustrated on Exhibit B, the public street system in the Project Area should remain basically the same as currently exists. Certain streets may become one-way traffic carriers.

Streets and alleys may be widened, altered, abandoned, or closed as necessary for proper development of the Project. Additional public streets, alleys and easements may be created in the Project Area as needed for property development.

The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

6. Existing Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good physical condition which does not conform to the provisions of this Plan provided that such use is generally compatible with the developments and uses within the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

7. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

C. General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or

otherwise changed after the date of the adoption of the Plan except in conformance with the provisions of this Plan and any standards or guidelines which may be adopted by the Agency to assist in implementation of the Plan, the Zoning Ordinance of the City of Hayward, and all applicable state and local laws.

1. Density, Intensity, Coverage and Open Space

Density, intensity, coverage and open space shall comply with the density, intensity and coverage limitations and open space requirements, including lot and yard requirements, height limits and other controls, imposed by the Zoning Ordinance of the City of Hayward as it exists or is hereafter amended. The Agency is authorized to adopt additional, more restrictive standards related to density, intensity, coverage and open space.

2. Off-Street Parking

Off-street parking shall comply with the Off-Street Parking Regulations of the City of Hayward, as they exist or are hereafter amended. The Agency is authorized to adopt additional, more restrictive standards related to off-street parking.

3. Signs

Signs shall comply with the Sign Regulations of the City of Hayward, as they exist or are hereafter amended. The Agency is authorized to adopt additional, more restrictive standards related to signs.

4. Utilities

The Agency may require that utilities be placed underground when physically and economically feasible.

5. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based on race, color, creed, religion, sex, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area.

6. Additional Standards or Guidelines for Development

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish such additional standards or guidelines as it determines to be necessary to implement the Plan, which may include, but which are not limited to, building heights and bulk, building coverage,

design criteria, architectural character, landscaping character, sign character, traffic circulation, ingress and egress.

7. Variations

Under exceptional circumstances, the Agency is authorized to permit variations from the limits, restrictions, and controls established by the Plan or by any standards or guidelines which may be adopted by the Agency to assist in implementation of this Plan. In order to permit such a variation, the Agency must determine that:

- a. The application of one or more of the provisions of this Plan would result in unnecessary hardship to the property owner; and
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls; and
- c. Permitting a variation from the limits, restrictions, or controls of this Plan will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan.

No such variation shall be granted which changes a basic land use pursuant to this Plan or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the objectives of the Plan.

D. Development Processing

All proposed development in the Project Area must conform to this Plan. For the purposes of this section, development includes use permits, site plan reviews, sign permits, zone changes, variances to development regulations, lot splits, subdivisions, and such other activities that may be determined by the Agency.

The procedure for filing, processing and appeal of an application for a proposed development shall be in accordance with the established procedures of the City. Each application for a proposed development shall be referred by the Planning Director or other responsible official, to the Executive Director (or the authorized designee of the Executive Director) for review to determine if the proposed development conforms to the Redevelopment Plan or any standards or guidelines

which may be adopted by the Agency to assist in implementation of this Plan. The Executive Director (or authorized designee of the Executive Director) shall respond in writing to the referral and shall recommend:

1. Approval of the application as submitted; or
2. Approval of the application with specified modifications or conditions; or
3. Denial of the application with reasons therefor.

Within Project Expansion Area No. 1, a committee of homeowners shall be established by the Agency and referred for comment all applications for development within Project Expansion Area No. 1.

VII. METHODS FOR FINANCING THE PROJECT

A. General Description of the Proposed Financing Method

Upon adoption of this Plan by the City Council, the Agency is authorized to finance this Project with financial assistance from the City of Hayward, State of California, United States Government, property tax increments, interest income, Agency notes and bonds, or any other available source.

The advances for survey and planning and the operating capital for administration of this Project may come through loans from the City. Such loans shall be on terms established by the City and the Agency. The City may also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Alameda may be used toward the cost of the street system and related improvements. There will also be some revenue accruing to the Project from interest earned on investments of Agency funds.

The Agency is hereby authorized to obtain advances, borrow funds and create indebtedness and other obligations in carrying out this Plan. The principal and interest on such advances, funds, indebtedness and other obligations, may be paid from tax increments or any other funds available to the Agency.

B. Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of Alameda, City of Hayward, any district, or other public corporation (hereinafter sometimes

called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by, or for, each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project (as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency), last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by, or for, said taxing agencies on all other property are paid. For the purpose of allocating taxes levied by, or for, any taxing agency or agencies which did not include the territory of the Redevelopment Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Alameda last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date; and
2. Except as provided in paragraph (3) below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Redevelopment Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed valuation of the taxable property in the Redevelopment Project exceeds the total assessed value of the taxable properties in such Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in paragraph (1), above, which are attributable to a tax rate levied by a taxing agency which was approved by the voters of the taxing agency on or after January 1, 1989, for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

The portion of taxes mentioned in paragraph (2), above, is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the state, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project beyond the following limits:

Original Project Area	January 1, 2014
Project Expansion Area No. 1	April 21, 2017
Project Expansion Area No. 2	November 10, 2018
Project Expansion Area No. 3	June 25, 2021

Loans, advances, or indebtedness may be repaid over a period of time beyond said time limits. These time limits shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Community Redevelopment Law. Further, these time limits shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limits if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limits for repaying indebtedness set forth immediately below in this Section VIII.B.

The Agency shall not receive, and shall not repay loans, advances, or other indebtedness to be paid with the proceeds of property taxes from the Project Area pursuant to Section 33670 of the Community Redevelopment Law and this Section VIII.B. beyond the following limits:

Original Project Area	December 30, 2025
Project Expansion Area No. 1	December 30, 2025
Project Expansion Area No. 2	November 10, 2043
Project Expansion Area No. 3	June 25, 2046

C. Other Loans and Grants

Any other loans, grants, or financial assistance from any other public or private source may be utilized if available.

D. Housing Financing

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than twenty percent of all tax increments allocated to the Agency pursuant to Section 33670 of the Community Redevelopment Law and Section VIII.B. of this Plan shall be used by the Agency for the purposes of increasing, improving and preserving the community's supply of housing for persons and families of very low, low or moderate income unless certain findings are made as required by that section to reduce or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section V.L., above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

E. Limitations on Tax Increment and Indebtedness

The Agency shall not receive tax increment dollars greater than the following limits without further amendment of this Plan:

Original Project Area	\$150,000,000
Project Expansion Area No. 1	\$20,000,000

As to the entire Project Area, no more than \$300,000,000 of bonded indebtedness to be repaid in whole or in part from tax increments shall be outstanding at any one time without further amendment of this Plan.

F. Payments to Taxing Agencies

With respect to Project Expansion Area No. 1, the Agency shall comply with, and is authorized to exercise the rights and duties contained in, the provisions of Health and Safety Code Section 33401, which states that the Agency may in any year during which it owns property in a redevelopment project that is tax exempt pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

VIII. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of the Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but will not be limited to, the following:

- A. Initiation and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include proceedings for the abandonment and relocation of public utilities in the public rights-of-way as appropriate to carry out this Plan.
- B. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
- C. Initiation of proceedings for revision of zoning, where necessary within the Project Area, to permit the land uses and development authorized by this Plan.
- D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls, within the limits of this Plan, upon parcels in the Project Area to ensure their proper development and use.
- E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- F. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area, to be commenced and carried to completion without unnecessary delay.

IX. ENFORCEMENT

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by Court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area, may be enforced by such owners.

X. DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, as follows:

Original Project Area	December 30, 2015
Project Expansion Area No. 1	December 30, 2020
Project Expansion Area No. 2	November 10, 2028
Project Expansion Area No. 3	June 25, 2031

provided, however, that subject to the limitations set forth in Section VIII.B. of this Plan, the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect to the extent necessary to permit the full repayment of such bonds or other obligations. After the termination of this Plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts unless the Agency has not completed its housing obligations pursuant to Section 33413 of the Community Redevelopment Law, in which case the Agency shall retain its authority to implement requirements under Section 33413 of the Community Redevelopment Law, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete such housing obligations as soon as is reasonably possible.

XI. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Section 33354.6 and/or 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by law.

Except where limited by the clear wording of this Plan, the Agency may use, however, any other means now or hereafter provided by the California Community Redevelopment Law to carry out the objectives of this Plan.

EXHIBIT A

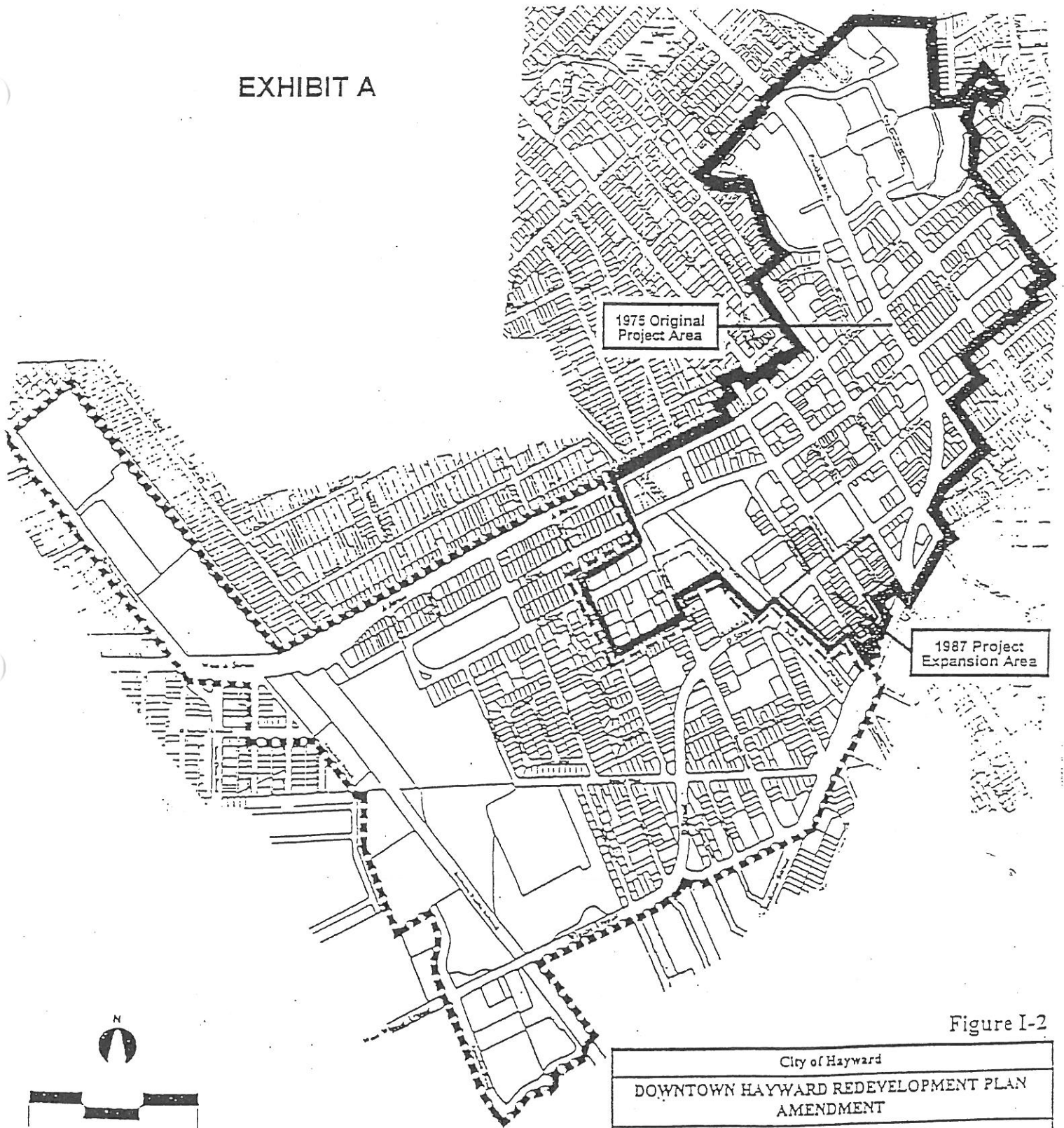


Figure I-2



City of Hayward	
DOWNTOWN HAYWARD REDEVELOPMENT PLAN AMENDMENT	
Boundary Map	
	Existing Redevelopment Project Boundary
	Added Area Boundary
The Redevelopment Agency of the City of Hayward	
Seifei Associates John B. Dykstra & Associates 19 August 1998	

EXHIBIT "A"

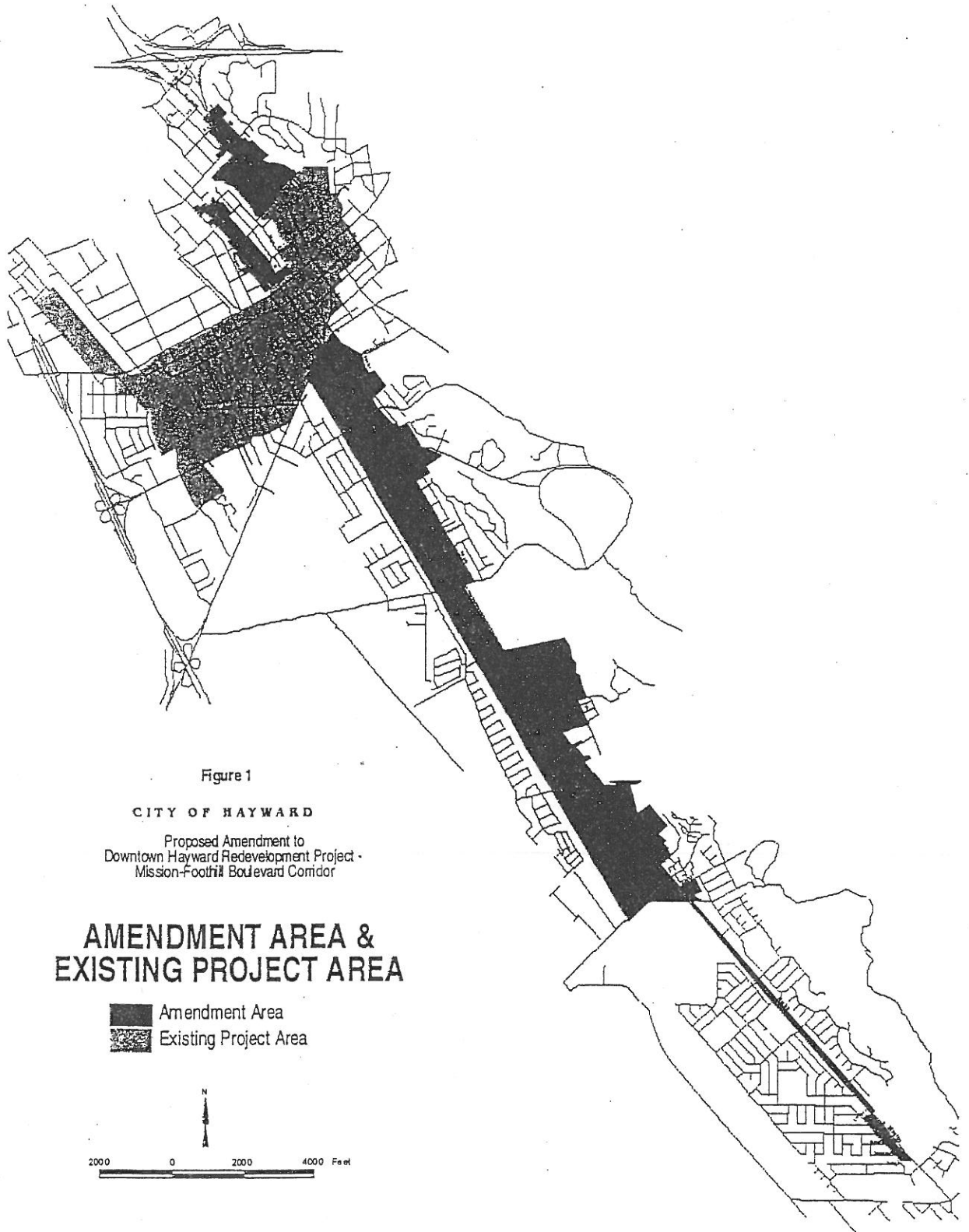


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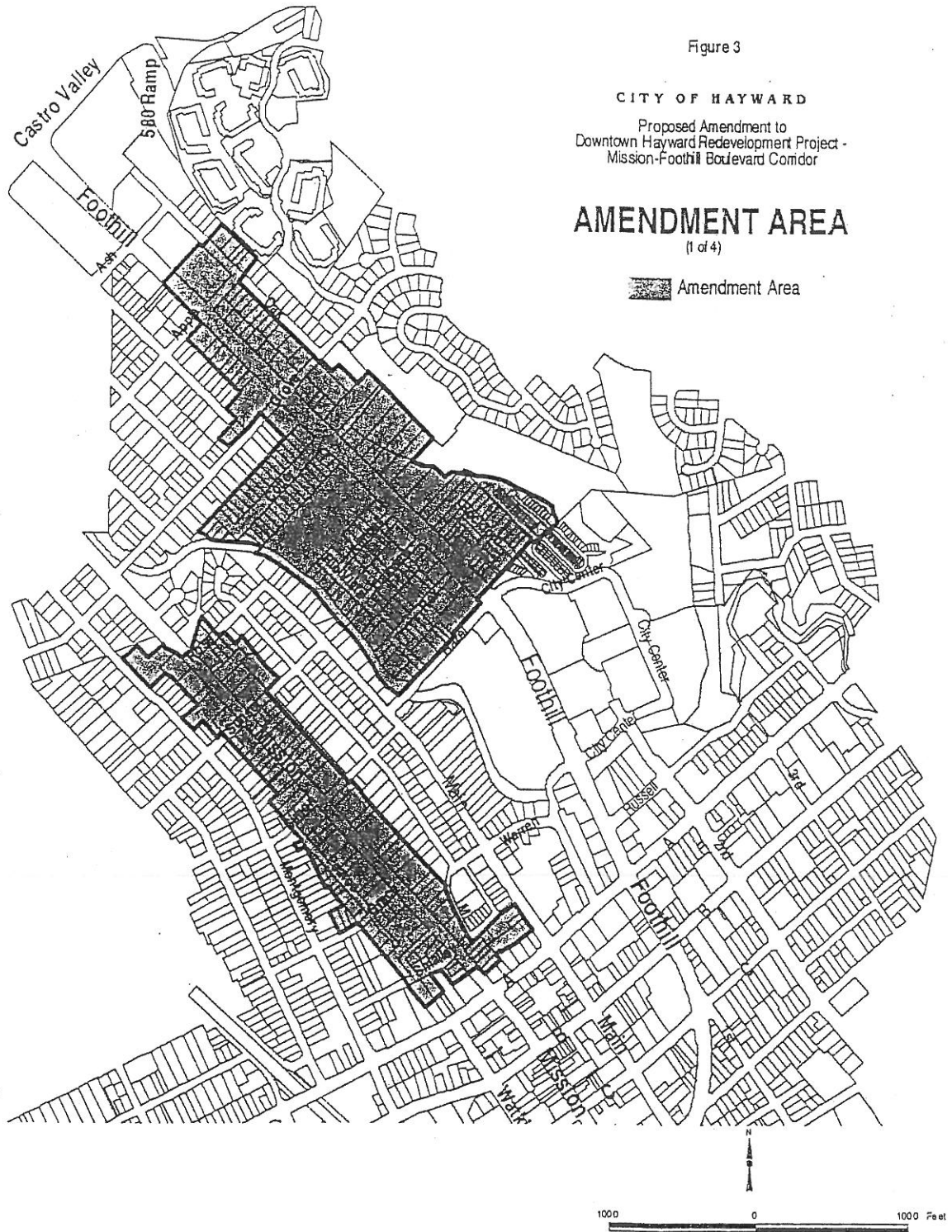


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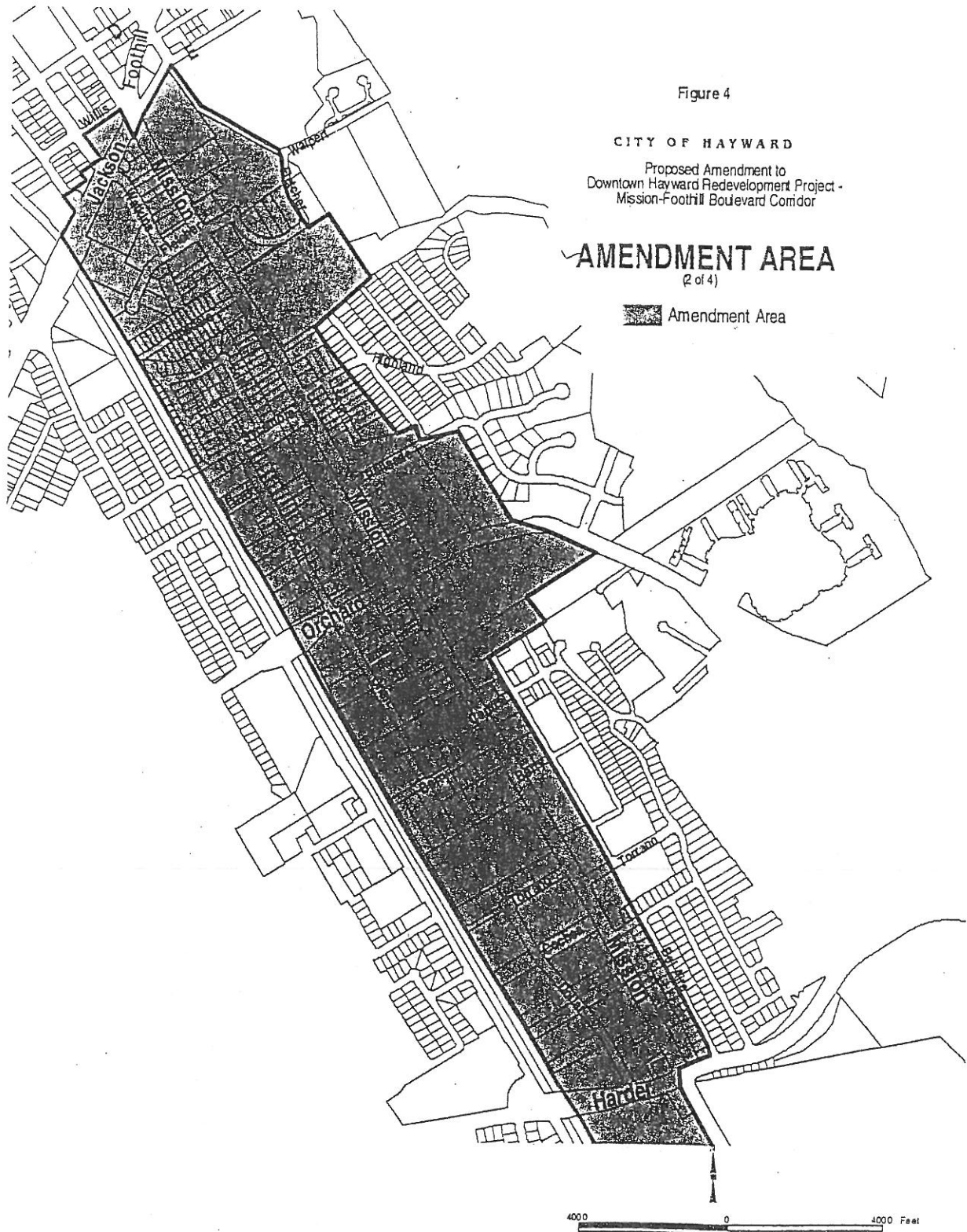


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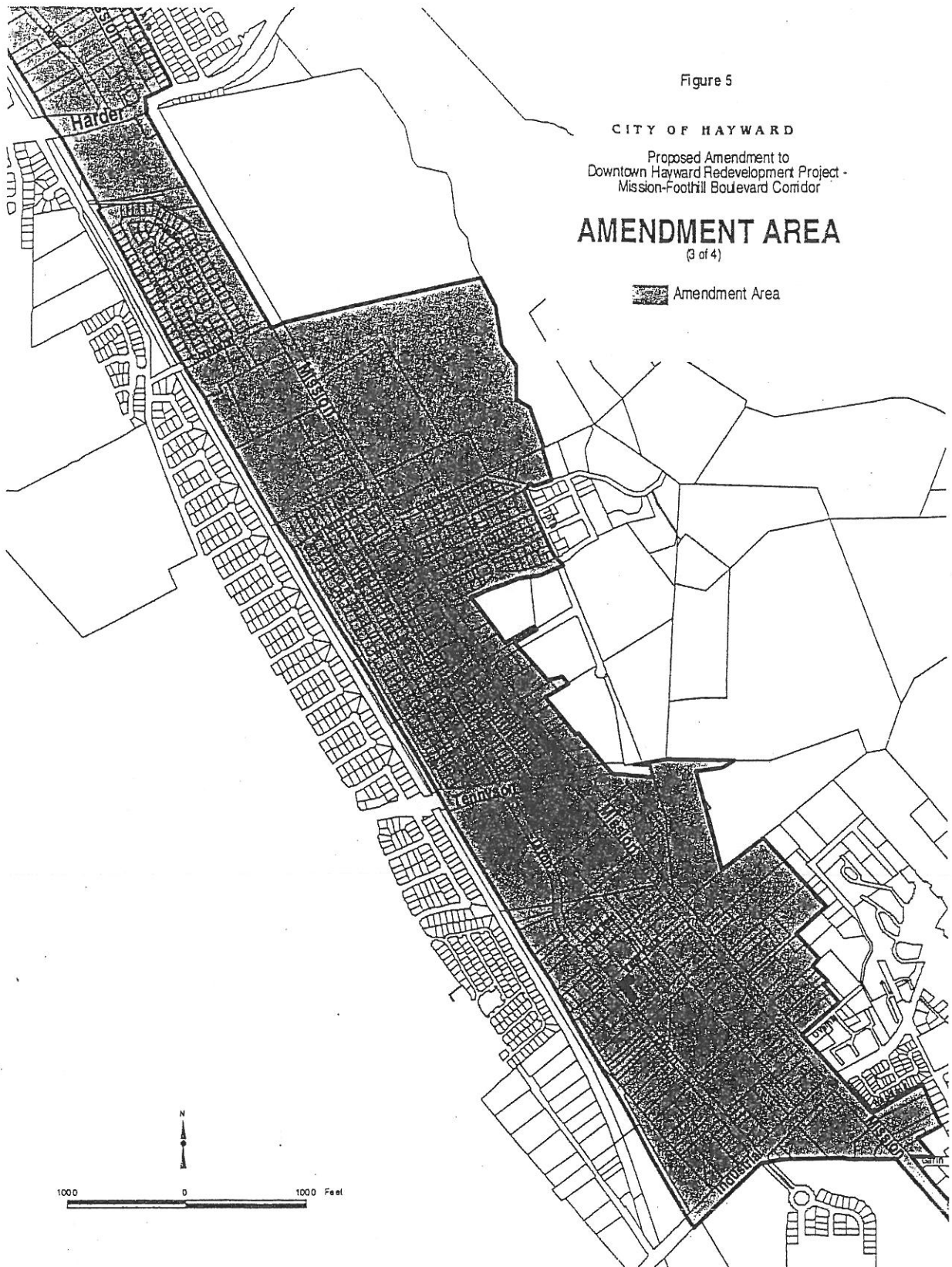
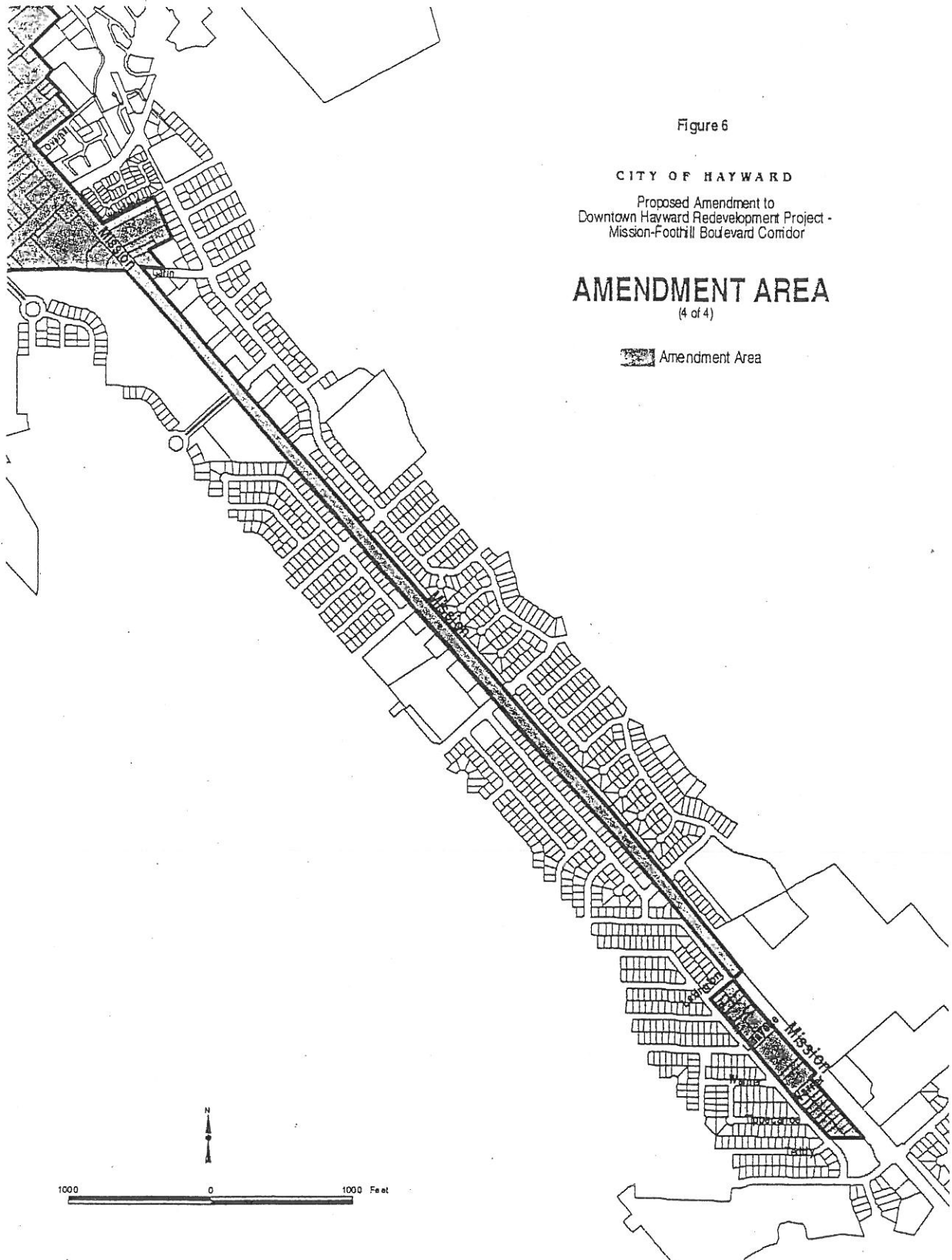


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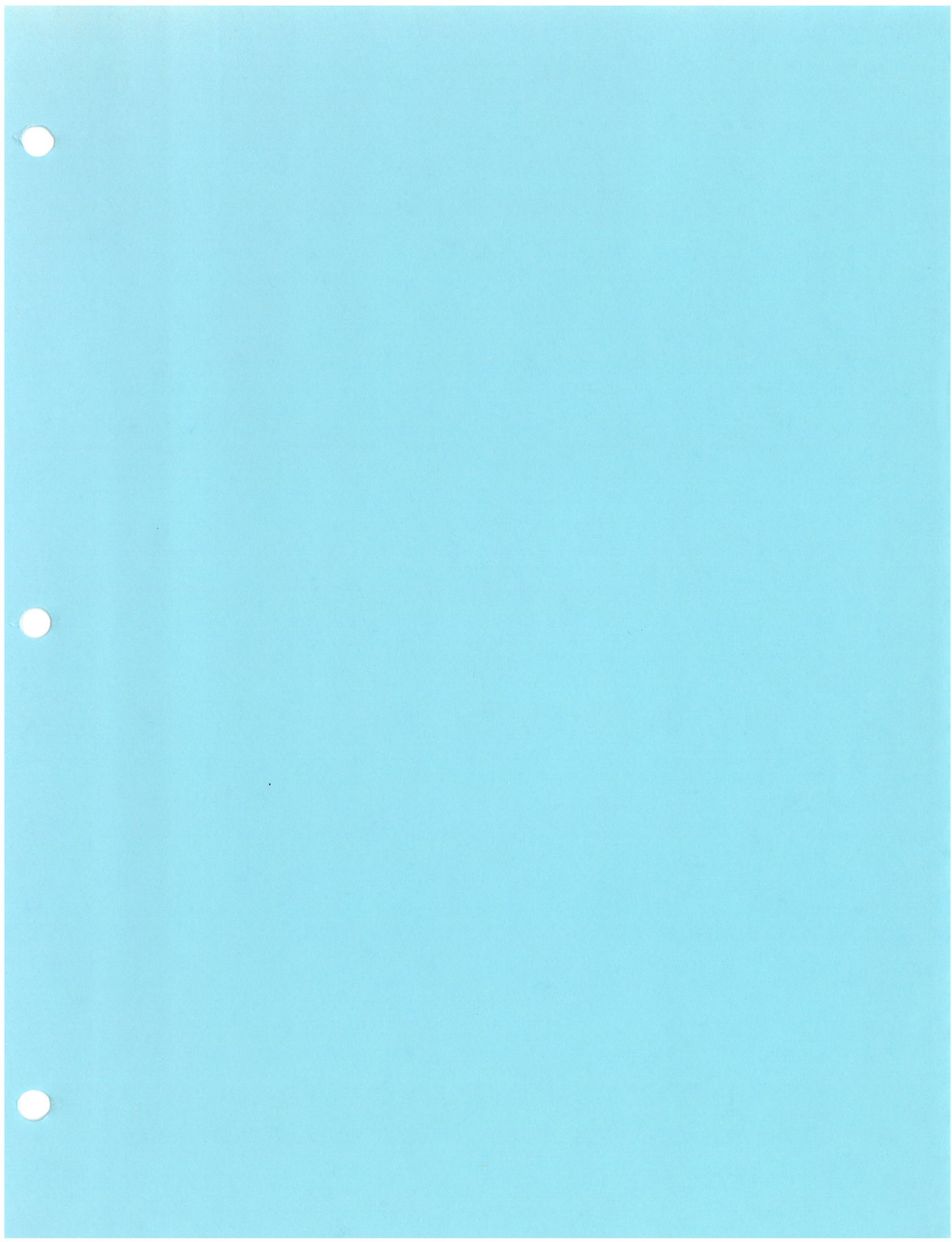


EXHIBIT B

EXHIBIT B Land Use Map Downtown Hayward Redevelopment Project

Expansion
Area No. 2

Original Area

Expansion
Area No. 1

LEGEND

LAND USE

	Residential Low Density
	Medium Density
	High Density
	Commercial Retail and Office Commercial
	General Commercial
	Industrial Mixed Industrial
	Open Space Parks and Recreation
	Public and Quasi-Public

EXHIBIT B

Figure 12

CITY OF HAYWARD

Proposed Amendment to
Downtown Hayward Redevelopment Project -
Mission-Foothill Boulevard Corridor

GENERAL PLAN LAND USE

(2 of 4)

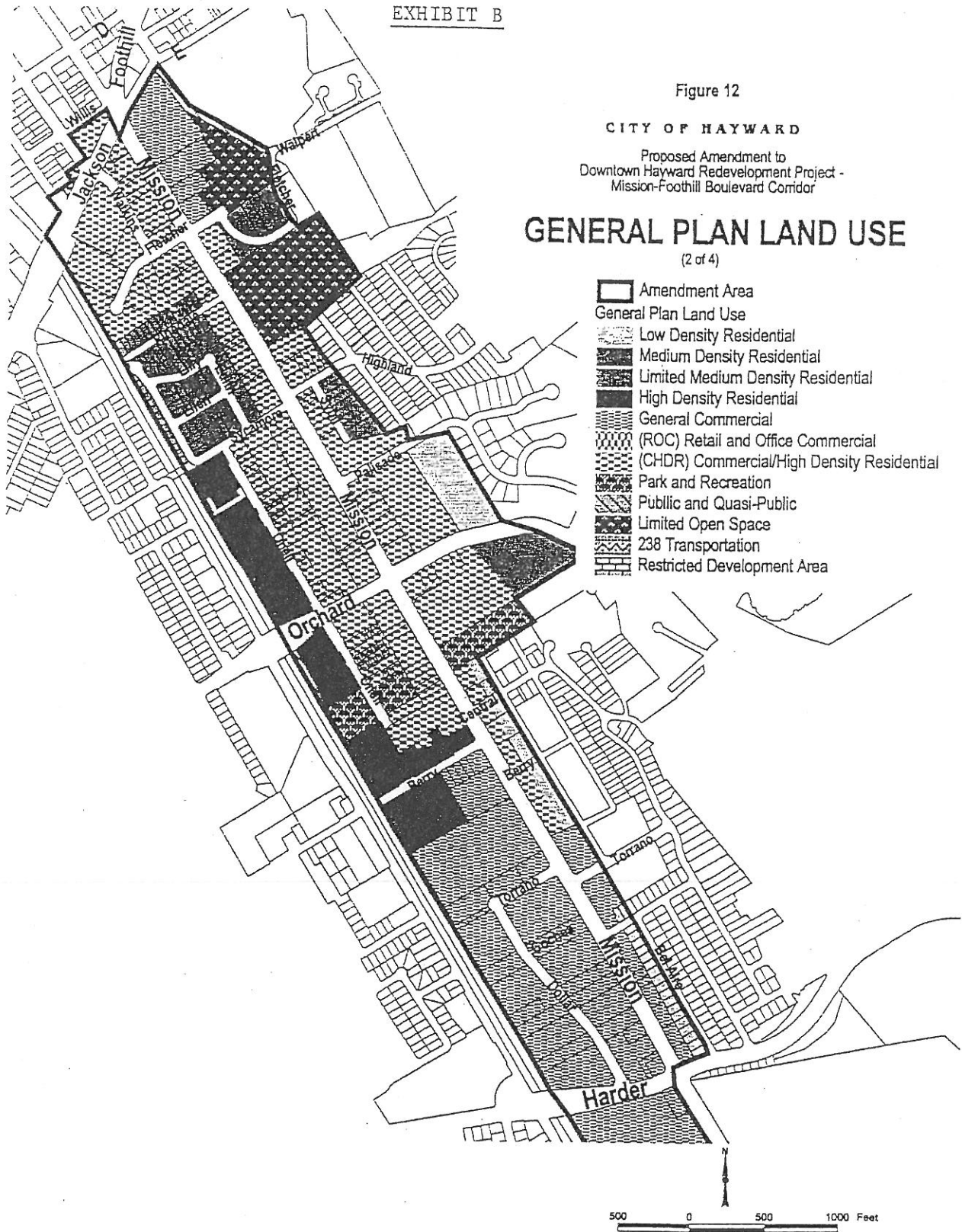


EXHIBIT B

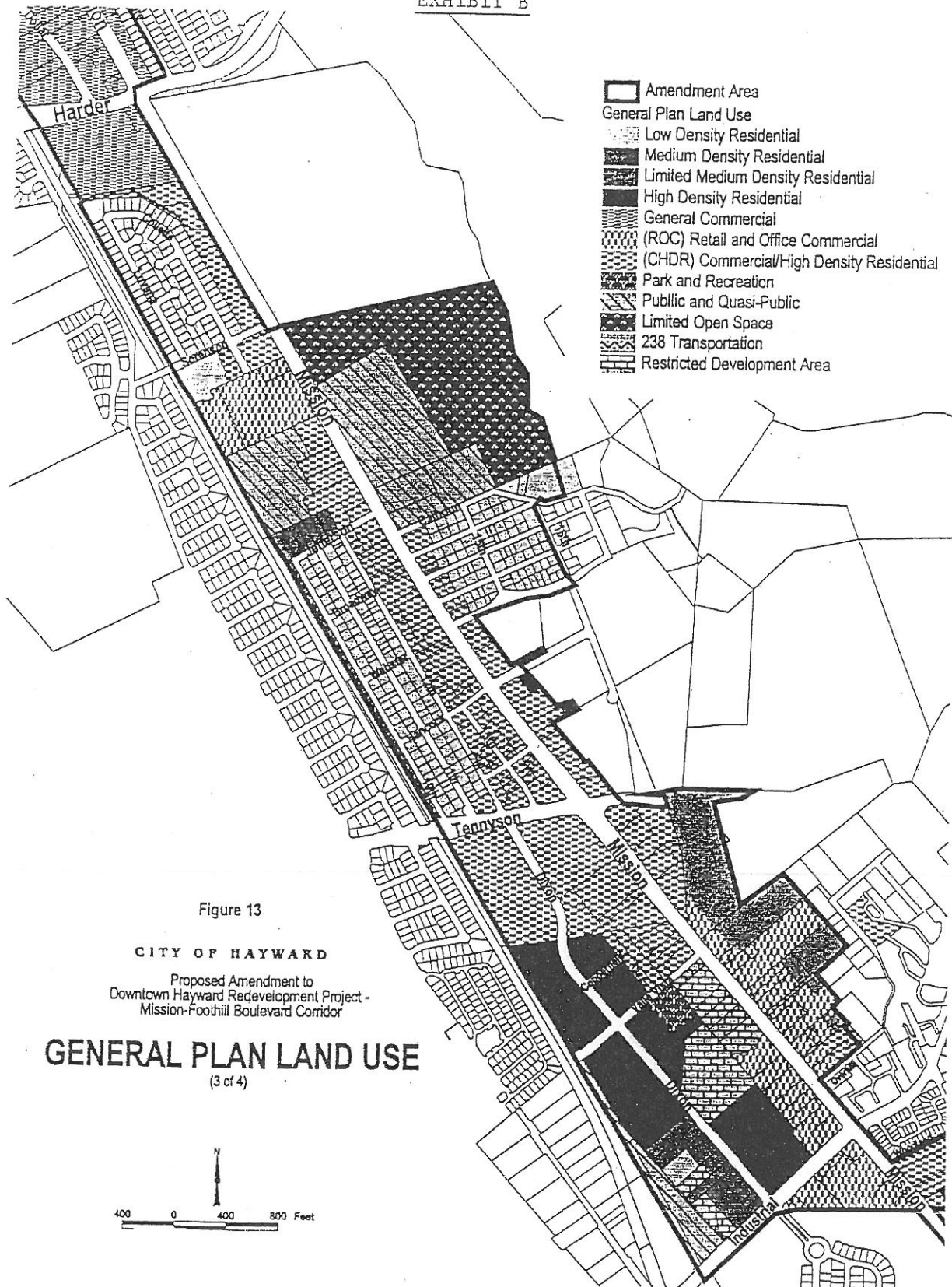


EXHIBIT B

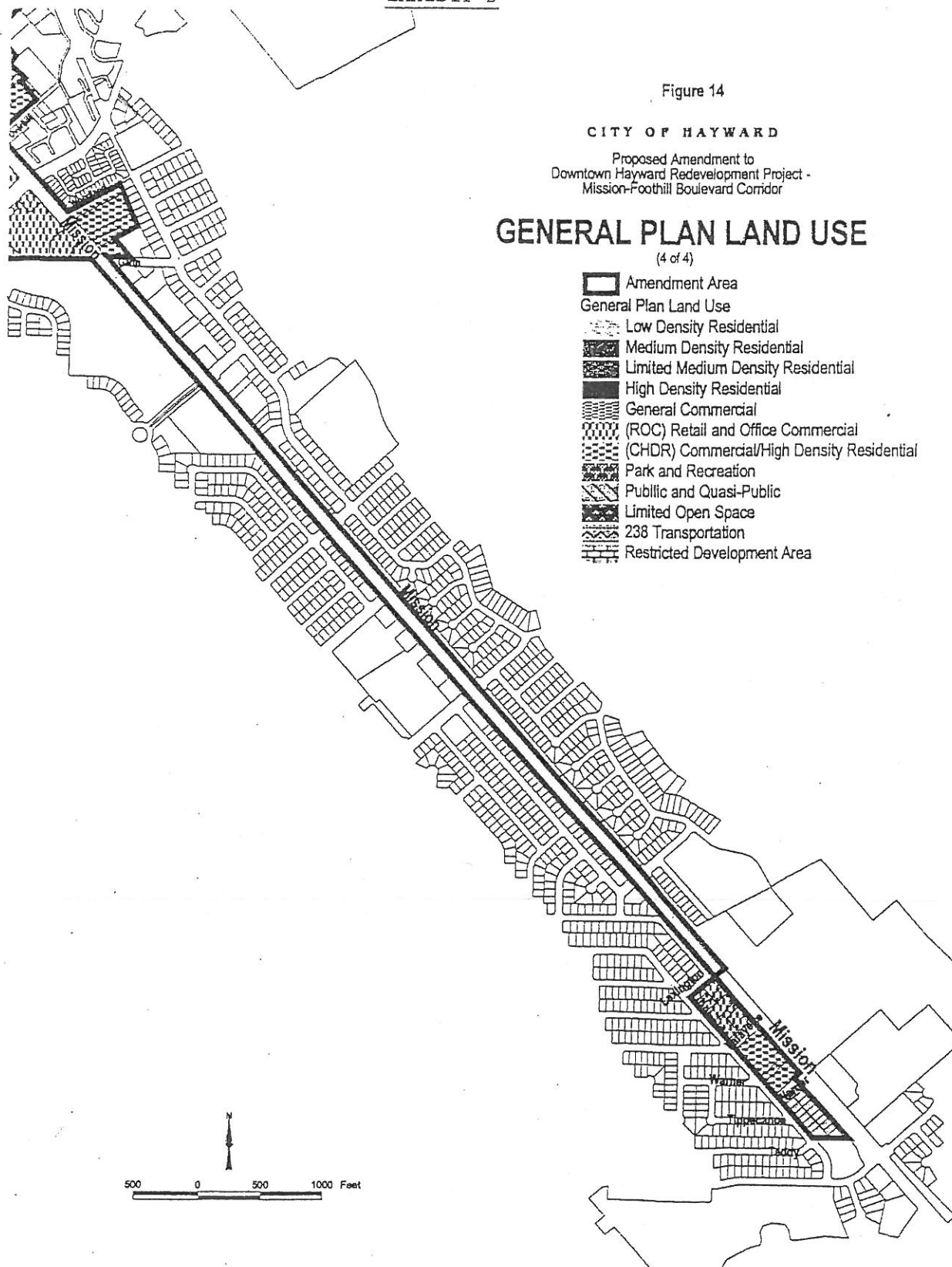
Figure 14

CITY OF HAYWARD

Proposed Amendment to
Downtown Hayward Redevelopment Project -
Mission-Foothill Boulevard Corridor

GENERAL PLAN LAND USE

(4 of 4)



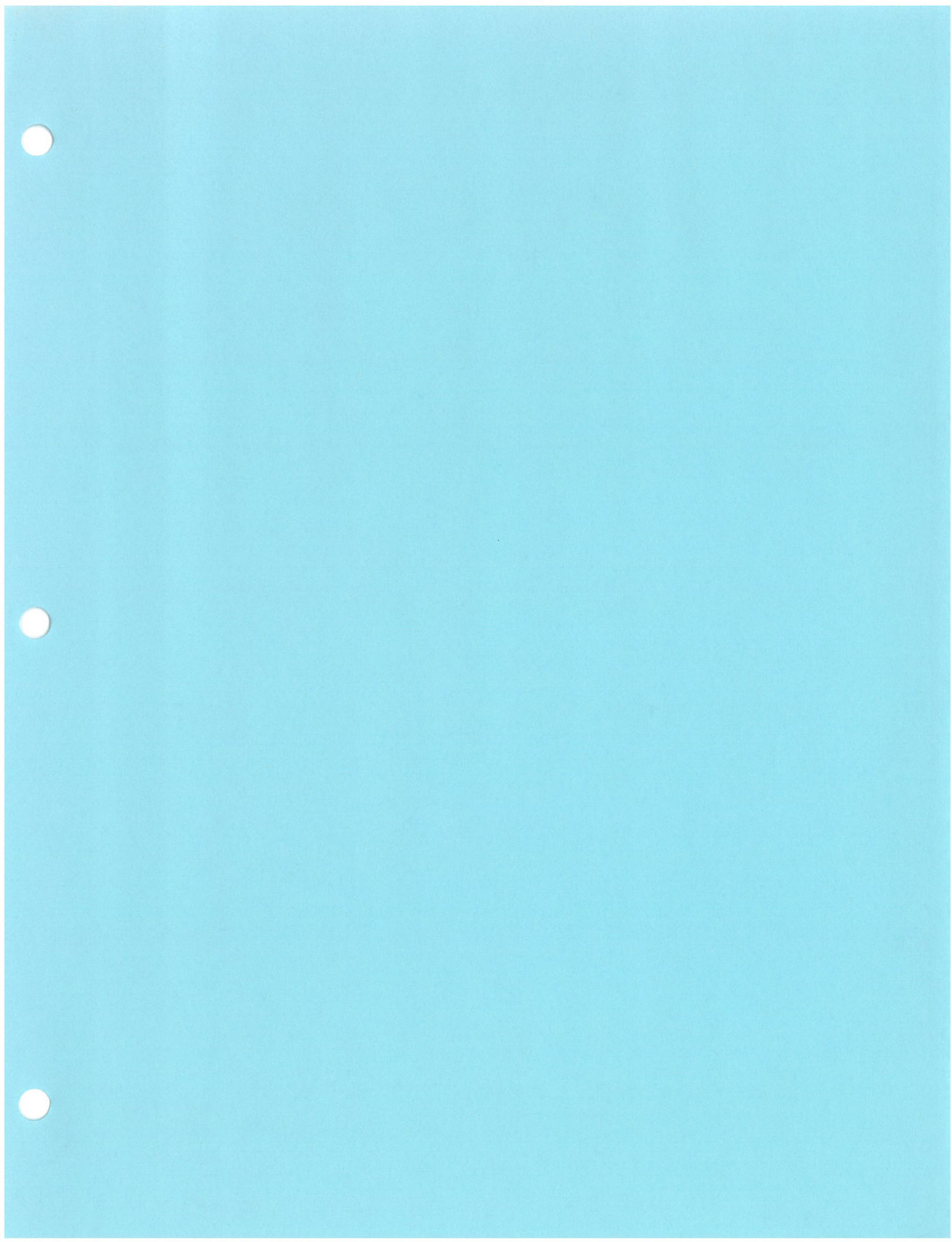


EXHIBIT "C"

LEGAL DESCRIPTION OF

DOWNTOWN HAYWARD REDEVELOPMENT PLAN

(AMENDMENT)

EXPANSION AREA NO. 3

PARCELS A,B, AND C

Revised May 25, 2001

**DOWNTOWN HAYWARD REDEVELOPMENT PLAN
(AMENDMENT)
EXPANSION AREA NO. 3- PARCEL A**

THIS DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE BOUNDARY MAP FOR DOWNTOWN HAYWARD REDEVELOPMENT PLAN (AMENDMENT), EXPANSION AREA NO. 3, ALAMEDA COUNTY. THE COURSE NUMBERS ON THE DESCRIPTION CORRESPOND WITH THE COURSE NUMBERS SHOWN ON THE BOUNDARY MAP.

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY INTERSECTION OF POPLAR AVENUE AND PEARCE STREET AS SHOWN ON THE MAP OF "MEEK ESTATES ORCHARDS, MAP NO. 1, A SUBDIVISION OF BLOCKS NUMBERED 1 TO 8, INCLUSIVE", RECORDED DECEMBER 5, 1911 IN BOOK 26 OF MAPS AT PAGE 60, ALAMEDA COUNTY RECORDS;

THENCE ALONG THE EXTERIOR OF SAID MAP THE FOLLOWING COURSES;

- 1) THENCE NORTH 33°12'19" WEST 40.79 FEET;
- 2) THENCE NORTH 41°21'00" WEST 197.00 FEET;
- 3) THENCE NORTH 45°35'00" EAST 74.15 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 AS SHOWN ON SAID;
- 4) THENCE LEAVING THE EXTERIOR OF SAID MAP, NORTH 44°30'00" WEST 475.00 FEET, ALONG A LINE PROJECTED FROM SAID MOST SOUTHERLY CORNER OF LOT 1 TO THE MOST WESTERLY CORNER OF LOT 10 AS SHOWN ON SAID MAP;
- 5) THENCE NORTH 76°58'32" WEST 83.80 FEET TO THE MOST SOUTHERLY CORNER OF LOT 30 AS SHOWN ON SAID MAP;
- 6) THENCE NORTH 44°30'00" WEST 150.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 30 TO THE MOST WESTERLY CORNER THEREOF, AS SHOWN ON SAID MAP;

- 7) THENCE SOUTH 46°23'00" WEST 90.00 FEET ALONG THE NORTHWESTERLY LINE OF LOTS 31 AND 32 TO THE NORTHEASTERLY LINE OF MONTGOMERY STREET (FORMERLY SOTO STREET) AS SHOWN ON SAID MAP;
- 8) THENCE NORTH 44°30'00" WEST 100.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE MOST WESTERLY CORNER OF LOT 28 AS SHOWN ON SAID MAP;
- 9) THENCE NORTH 46°23'00" EAST 135.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 28 TO THE MOST NORTHERLY CORNER THEREOF, AS SHOWN ON SAID MAP;
- 10) THENCE NORTH 44°30'00" WEST 250.00 FEET ALONG A LINE PROJECTED FROM SAID MOST NORTHERLY CORNER OF LOT 28 TO THE MOST NORTHERLY CORNER OF LOT 23 AS SHOWN ON SAID MAP;
- 11) THENCE SOUTH 46°23'00" WEST 4.70 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 23 TO THE MOST EASTERLY CORNER OF LOT 22 AS SHOWN ON SAID MAP;
- 12) THENCE NORTH 44°33'30" WEST 50.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 22 TO THE MOST NORTHERLY CORNER THEREOF AS SHOWN ON SAID MAP;
- 13) THENCE SOUTH 46°23'00" WEST 150.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 22 TO THE NORTHEASTERLY LINE OF MONTGOMERY STREET (FORMERLY SOTO STREET) AS SHOWN ON SAID MAP;
- 14) THENCE NORTH 44°33'30" WEST 260.00 FEET ALONG SAID NORTHEASTERLY LINE OF MONTGOMERY STREET (FORMERLY SOTO STREET) TO THE MOST WESTERLY CORNER OF LOT 17 AS SHOWN ON SAID MAP;
- 15) THENCE NORTH 46°23'00" EAST 130.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 17 TO THE MOST NORTHERLY CORNER THEREOF, AS SHOWN ON SAID MAP;
- 16) THENCE SOUTH 44°33'30" EAST 110.00 FEET ALONG THE NORTHEASTERLY LINE OF LOTS 17 AND 18 TO THE MOST NORTHERLY CORNER OF LOT 19 AS SHOWN ON SAID MAP;
- 17) THENCE NORTH 46°23'00" EAST 130.00 FEET ALONG THE SOUTHEASTERLY LINE OF LOT 14 TO THE NORTHWESTERLY LINE OF

MISSION BOULEVARD (FORMERLY CASTRO STREET) AS SHOWN ON SAID MAP;

THENCE ALONG SAID SOUTHWESTERLY LINE OF MISSION BOULEVARD (FORMERLY CASTRO STREET) THE FOLLOWING FOUR (4) COURSES:

- 18) THENCE SOUTH 44°33'30" EAST 12.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AS SHOWN ON SAID MAP;
- 19) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°29'38", AN ARC DISTANCE OF 85.50 FEET TO A POINT A REVERSE CURVATURE AS SHOWN ON SAID MAP;
- 20) THENCE ALONG SAID REVERSE CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 24°29'28", AN ARC DISTANCE OF 85.49 AS SHOWN ON SAID MAP;
- 21) THENCE SOUTH 44°30'00" EAST 41.00 FEET ALONG SAID SOUTHWESTERLY LINE OF MISSION BOULEVARD (FORMERLY CASTRO STREET) AS SHOWN ON SAID MAP TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LANDS DESCRIBED IN THE QUITCLAIM DEED TO DONALD M. BRANDON AND JEFFREY L. BRANDON, RECORDED SEPTEMBER 3, 1993 AS SERIES NUMBER 93316266, ALAMEDA COUNTY RECORDS;
- 22) THENCE NORTH 12°28'00" EAST 298.13 FEET ALONG SAID LINE PROJECTED AND ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED IN THE DECREE OF FINAL DISTRIBUTION IN THE MATTER OF THE ESTATE OF HOWARD E. SETTLE, RECORDED FEBRUARY 24, 1970 IN REEL 2570 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT IMAGE 794, TO AN ANGLE POINT THEREOF;
- 23) THENCE NORTH 2°00'00" EAST 6.48 FEET ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN THE FINAL DECREE OF DISTRIBUTION TO THE NORTHERLY LINE THEREOF;
- 24) THENCE NORTH 44°39'00" EAST 19.75 FEET ALONG SAID NORTHERLY LINE OF SAID LANDS DESCRIBED IN THE FINAL DECREE OF DISTRIBUTION TO THE NORTHEASTERLY LINE THEREOF;
- 25) THENCE SOUTH 45°21'00" EAST 180.00 FEET ALONG SAID NORTHEASTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION TO THE SOUTHEASTERLY LINE OF ROSE STREET;

- 26) THENCE NORTH 44°39'00" EAST 43.34 FEET ALONG SAID SOUTHEASTERLY LINE OF ROSE STREET TO THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO FERNANDO J. ROSA, RECORDED DECEMBER 10, 1993 AS SERIES NUMBER 93432563, ALAMEDA COUNTY RECORDS;
- 27) THENCE SOUTH 45°21'00" EAST 100.00 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHERLY CORNER THEREOF;
- 28) THENCE NORTH 44°39'00" EAST 62.66 FEET ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE QUITCLAIM DEED TO DORIS GONZALES, TRUSTEE OF THE GONZALES FAMILY TRUST OF 1992, RECORDED APRIL 9, 1992 AS SERIES 92108671, ALAMEDA COUNTY RECORDS, TO THE MOST NORTHERLY CORNER THEREOF;
- 29) THENCE SOUTH 45°21'00" EAST 160.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN THE QUITCLAIM DEED TO DORIS GONZALES, TRUSTEE OF THE GONZALES FAMILY TRUST OF 1992, TO THE SOUTHEASTERLY LINE THEREOF;
- 30) THENCE SOUTH 44°39'00" WEST 6.00 FEET TO THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED FROM JOHN M. HOLLAND, ET AL, RECORDED MARCH 22, 1961 IN REEL 288 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT IMAGE 439;
- 31) THENCE SOUTH 44°25'00" EAST 276.90 FEET ALONG SAID NORTHEASTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION TO THE SOUTHEASTERLY LINE OF SUNSET BOULEVARD (FORMERLY PHILIP STREET), AS SAID BOULEVARD IS SHOWN ON THE "MAP OF THE ANSPACHER TRACT", RECORDED JULY 20, 1892 IN BOOK 17 OF MAPS AT PAGE 63, ALAMEDA COUNTY RECORDS;
- 32) THENCE SOUTH 45°35'00" WEST 100.00 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON A LINE BEING PARALLEL WITH AND DISTANT 200.00 FEET SOUTHWESTERLY, MEASURED AT A RIGHT ANGLE, FROM THE SOUTHWESTERLY LINE OF PROSPECT STREET AS SHOWN ON SAID MAP;
- 33) THENCE SOUTH 44°25'00" EAST 850.00 FEET ALONG SAID PARALLEL LINE TO THE SOUTHEASTERLY LINE OF LOT 27 AS SHOWN ON SAID MAP;
- 34) THENCE SOUTH 45°35'00" WEST 10.00 FEET ALONG SAID SOUTHEASTERLY LINE OF LOT 27 TO THE MOST SOUTHERLY CORNER THEREOF, AS SHOWN ON SAID MAP;

35) THENCE SOUTH 44°25'00" EAST 856.21 FEET ALONG THE SOUTHWESTERLY LINE OF LOTS 28 THROUGH 49, AND ITS SOUTHEASTERLY PROLONGATION TO THE CENTERLINE OF "M" STREET AS SAID LOTS AND STREET ARE SHOWN ON SAID MAP OF THE "MAP OF THE ANSPACHER TRACT", AND ALSO AS SAID STREET IS SHOWN ON THE MAP OF "HAMPTON TERRACE", RECORDED SEPTEMBER 14, 1892 IN BOOK 5 OF MAPS AT PAGE 37, ALAMEDA COUNTY RECORDS;

THENCE ALONG THE CENTERLINE OF "M" STREET AS SHOWN ON SAID MAPS THE FOLLOWING FOUR (4) COURSES:

36) THENCE SOUTH 14° WEST 5.12 FEET TO AN ANGLE POINT;

37) THENCE SOUTH 22° EAST 100.69 FEET TO AN ANGLE POINT;

38) THENCE SOUTH 24° EAST 103.38 FEET TO AN ANGLE POINT;

39) THENCE SOUTH 34°37' EAST 113.03 FEET TO THE SOUTHEASTERLY LINE OF SAID "M" STREET, AS SAID STREET WAS ABANDONED BY THE CITY OF HAYWARD BY RESOLUTION NUMBER 82-329, ADOPTED OCTOBER 26, 1982;

40) THENCE NORTH 55° EAST 15.00 FEET, LEAVING SAID LINE CENTERLINE, ALONG SAID SOUTHEASTERLY LINE TO THE MOST NORTHWESTERLY CORNER OF HOTEL AVENUE AS ESTABLISHED BY THE DEED TO THE CITY OF HAYWARD, RECORDED MARCH 5, 1938 IN BOOK 3587 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 244;

THENCE ALONG SAID NORTHWESTERLY LINE OF HOTEL AVENUE AS ESTABLISHED BY SAID DEED TO THE CITY OF HAYWARD, RECORDED MARCH 5, 1938 IN BOOK 3587 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 244, THE FOLLOWING TWO (2) COURSES:

41) THENCE NORTH 53°36'00" EAST 89.11 FEET;

42) THENCE NORTH 45°30'00" EAST 142.60 FEET ALONG SAID NORTHWESTERLY LINE AND ITS NORTHEASTERLY PROLONGATION TO THE NORTHEASTERLY LINE OF PROSPECT TERRACE (FORMERLY HAMPTON PLACE) AS SAID STREET IS SHOWN ON AFORESAID MAP OF "HAMPTON TERRACE", RECORDED SEPTEMBER 14, 1892 IN BOOK 5 OF MAPS AT PAGE 37, ALAMEDA COUNTY RECORDS;

43) THENCE SOUTH 36°24'00" EAST 21.00 FEET ALONG SAID NORTHEASTERLY LINE TO A POINT ON A LINE BEING PARALLEL WITH

AND DISTANT 10.00 FEET NORTHWESTERLY, MEASURED AT A RIGHT ANGLE, FROM THE SOUTHEASTERLY LINE OF LOT 9 AS SAID LOT IS SHOWN ON SAID MAP;

- 44) THENCE NORTH 53°36'00" EAST 120.00 FEET ALONG SAID LINE TO A POINT ON THE SOUTHWESTERLY LINE OF MAIN STREET, SAID POINT ALSO BEING A POINT ON THE EXISTING REDEVELOPMENT BOUNDARY FOR THE DOWNTOWN HAYWARD REDEVELOPMENT PROJECT ADOPTED BY THE CITY OF HAYWARD AS ORDINANCE NUMBER 98-16 ON NOVEMBER 10, 1998 AND FILED FOR RECORDATION WITH THE COUNTY RECORDER OF ALAMEDA COUNTY ON DECEMBER 23, 1998 AS SERIES NUMBER 98451562;

THENCE ALONG SAID EXISTING REDEVELOPMENT BOUNDARY FOR THE DOWNTOWN HAYWARD REDEVELOPMENT PROJECT THE FOLLOWING COURSES:

- 45) THENCE SOUTH 36°24'00" EAST 218.27 FEET ALONG SAID SOUTHWESTERLY LINE OF MAIN STREET TO THE SOUTHEASTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO WILLIAM F. WEBB, RECORDED JUNE 14, 1963 IN REEL 910 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT IMAGE 518;
- 46) THENCE SOUTH 48°06'00" WEST 109.91 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LANDS OF WEBB;
- 47) THENCE SOUTH 55°18'00" WEST 81.19 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LANDS OF WEBB;
- 48) THENCE NORTH 40°04'00" WEST 5.40 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LANDS OF WEBB;
- 49) THENCE SOUTH 51°54'00" WEST 74.18 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LANDS OF WEBB;
- 50) THENCE NORTH 44°30'00" WEST 15.36 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LANDS OF WEBB;
- 51) THENCE SOUTH 45°30'00" WEST 25.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LANDS OF WEBB TO THE NORTHEASTERLY LINE OF BLOCK "C" AS SAID BLOCK IS SHOWN ON SAID MAP OF "HAMPTON TERRACE", RECORDED SEPTEMBER 14, 1892 IN BOOK 5 OF MAPS AT PAGE 37, ALAMEDA COUNTY RECORDS;

- 52) THENCE SOUTH 44°30'00" EAST 40.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF LOT 5 AS SHOWN ON SAID MAP;
- 53) THENCE SOUTH 45°30'00" WEST 144.00 FEET TO THE NORTHEASTERLY LINE OF MISSION BOULEVARD;
- 54) THENCE NORTH 44°30'00" WEST 63.00 FEET TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO MURIEL E. HELD, RECORDED FEBRUARY 23, 1967 IN REEL 1920 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT IMAGE 212;
- 55) THENCE SOUTH 54°00'00" WEST 212.00 FEET TO THE SOUTHWESTERLY LINE THEREOF;
- 56) THENCE NORTH 36°41'00" WEST 132.68 FEET ALONG THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO JAMES ROBERT CLOSE, ET UX, RECORDED APRIL 17, 1973 IN REEL 3392 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT IMAGE 511, TO THE NORTHWESTERLY LINE THEREOF;
- 57) THENCE SOUTH 53°36'00" WEST 0.80 FEET ALONG SAID NORTHWESTERLY LINE TO AN ANGLE POINT THEREOF;
- 58) THENCE SOUTH 62°49'00" WEST 76.28 FEET ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE THEREOF;
- 59) THENCE SOUTH 36°24'00" EAST 148.00 FEET TO THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO ELVIN R. ABROTT, ET UX, RECORDED AUGUST 8, 1935 IN BOOK 3190 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 357;
- 60) THENCE SOUTH 53°36'00" WEST 80.79 FEET ALONG SAID THE NORTHWESTERLY LINE AND ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO ELVIN R. ABROTT, ET UX, RECORDED OCTOBER, 6, 1966 IN REEL 1852 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT IMAGE 907;
- 61) THENCE SOUTH 36°42'00" EAST 0.37 FEET ALONG SAID NORTHWESTERLY LINE TO AN ANGLE POINT THEREOF;
- 62) THENCE SOUTH 53°36'00" WEST 75.30 FEET ALONG SAID NORTHWESTERLY LINE TO THE NORTHEASTERLY LINE OF THE AFORESAID MAP OF "MEEK ESTATES ORCHARDS, MAP NO. 1, A

SUBDIVISION OF BLOCKS NUMBERED 1 TO 8, INCLUSIVE", RECORDED DECEMBER 5, 1911 IN BOOK 26 OF MAPS AT PAGE 60, ALAMEDA COUNTY RECORDS;

- 63) THENCE NORTH $41^{\circ}21'00''$ WEST 704.92 FEET ALONG SAID NORTHEASTERLY LINE TO A POINT ON THE NORTHWESTERLY LINE OF GRACE STREET (FORMERLY LAUREL AVENUE) AS SHOWN ON SAID MAP, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, FROM WHICH POINT A RADIAL LINE BEARS SOUTH $35^{\circ}57'22''$ WEST 350.00 FEET AS SHOWN ON SAID MAP;
- 64) THENCE CLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF $8^{\circ}46'22''$, AN ARC DISTANCE OF 53.59 FEET ALONG SAID NORTHWESTERLY LINE AS SHOWN ON SAID MAP;
- 65) THENCE SOUTH $62^{\circ}49'00''$ WEST 79.95 FEET ALONG SAID NORTHWESTERLY LINE AS SHOWN ON SAID MAP;
- 66) THENCE NORTH $27^{\circ}11'00''$ WEST 154.00 FEET, LEAVING SAID NORTHWESTERLY LINE, ALONG THE NORTHEASTERLY LINE OF LOTS 3, 4 AND 5, BLOCK 3, TO THE SOUTHEASTERLY LINE OF LOT 6, BLOCK 3, AS SHOWN ON SAID MAP;
- 67) THENCE NORTH $62^{\circ}49'00''$ EAST 95.49 FEET ALONG SAID SOUTHEASTERLY LINE OF LOT 6, BLOCK 3, TO THE MOST EASTERLY CORNER THEREOF AS SHOWN ON SAID MAP;
- 68) THENCE NORTH $41^{\circ}21'00''$ WEST 154.71 FEET ALONG THE NORTHEASTERLY LINE OF LOTS 6, 7 AND 8, BLOCK 3, TO THE NORTHWESTERLY LINE OF LOT 8, BLOCK 3, AS SHOWN ON SAID MAP;
- 69) THENCE SOUTH $62^{\circ}49'00''$ WEST 22.63 FEET ALONG SAID NORTHWESTERLY LINE TO A POINT ON A LINE BEING PARALLEL WITH AND DISTANT 185.00 FEET NORTHEASTERLY, MEASURED AT A RIGHT ANGLE, FROM THE NORTHEASTERLY LINE OF MONTGOMERY STREET (FORMERLY SOTO STREET) AS SHOWN ON SAID MAP;
- 70) THENCE NORTH $27^{\circ}11'00''$ WEST 50.00 FEET ALONG SAID PARALLEL LINE TO THE NORTHWESTERLY LINE OF LOT 9, BLOCK 3, AS SHOWN ON SAID MAP;
- 71) THENCE NORTH $62^{\circ}49'00''$ EAST 10.00 FEET ALONG SAID NORTHWESTERLY LINE TO THE NORTHEASTERLY LINE OF LOT 10, BLOCK 3, AS SHOWN ON SAID MAP;

- 72) THENCE NORTH 41°21'00" WEST 45.48 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF;
- 73) THENCE NORTH 25°30'00" WEST 39.83 FEET ALONG THE NORTHEASTERLY LINE OF LOTS 10 AND 11, BLOCK 3, AS SAID LOTS AND BLOCK ARE SHOWN ON SAID MAP, TO THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO JACK BENTZ, RECORDED AUGUST 29, 1991 AS SERIES NUMBER 91232581, ALAMEDA COUNTY RECORDS;
- 74) THENCE NORTH 45°30'00" EAST 55.08 FEET ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF PEARCE AVENUE, AS SAID AVENUE IS SHOWN ON SAID MAP;
- 75) THENCE NORTH 44°30'00" WEST 51.08 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEASTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO ALBERT AND MINNIE BAPTIST, RECORDED MARCH 31, 1972 IN REEL 3096 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT IMAGE 247;
- 76) THENCE SOUTH 45°30'00" WEST 38.12 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF LOT 12, BLOCK 3, AS SHOWN ON SAID MAP OF "MEEK ESTATES ORCHARDS, MAP NO. 1, A SUBDIVISION OF BLOCKS NUMBERED 1 TO 8, INCLUSIVE", RECORDED DECEMBER 5, 1911 IN BOOK 26 OF MAPS AT PAGE 60, ALAMEDA COUNTY RECORDS;
- 77) THENCE NORTH 25°30'00" WEST 112.05 FEET ALONG THE NORTHEASTERLY LINE OF LOTS 12, 13 AND 14, BLOCK 3, TO THE NORTHWESTERLY LINE OF LOT 14, BLOCK 3, AS SHOWN ON SAID MAP;
- 78) THENCE SOUTH 62°49'00" WEST 80.00 FEET ALONG SAID NORTHWESTERLY LINE TO A POINT ON A LINE BEING PARALLEL WITH AND DISTANT 110.00 FEET NORTHEASTERLY, MEASURED AT A RIGHT ANGLE, FROM THE NORTHEASTERLY LINE OF MONTGOMERY STREET (FORMERLY SOTO STREET) AS SHOWN ON SAID MAP;
- 79) THENCE NORTH 27°11'00" WEST 50.00 FEET ALONG SAID LINE TO THE NORTHWESTERLY LINE OF LOT 15, BLOCK 3, AS SHOWN ON SAID MAP;
- 80) THENCE NORTH 62°49'00" EAST 64.53 FEET ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF PEARCE STREET AS SHOWN ON SAID MAP;

81) THENCE NORTH 44°30'00" WEST 83.52 FEET ALONG SAID
SOUTHWESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 37.5 ACRES, MORE OR LESS.

THIS DESCRIPTION HAS BEEN PREPARED BASED ON RECORD AND QUASI-
RECORD INFORMATION.

THIS DESCRIPTION HAS BEEN PREPARED BY ME IN CONFORMANCE WITH
THE LAND SURVEYOR'S ACT.

BY: _____
RICHARD P. RAY, P.L.S. No. 6390
LICENSE EXPIRES: 12/31/02

DATED: _____

REVISED May 25, 2001

**DOWNTOWN HAYWARD REDEVELOPMENT PLAN
(AMENDMENT)
EXPANSION AREA NO. 3- PARCEL B**

THIS DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE BOUNDARY MAP FOR DOWNTOWN HAYWARD REDEVELOPMENT PLAN (AMENDMENT), EXPANSION AREA NO. 3, ALAMEDA COUNTY. THE COURSE NUMBERS ON THE DESCRIPTION CORRESPOND WITH THE COURSE NUMBERS SHOWN ON THE BOUNDARY MAP.

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF HAZEL AVENUE WITH THE SOUTHWESTERLY LINE OF SAN LORENZO CREEK, SAID POINT ALSO BEING A POINT OF DEPARTURE FOR THE EXISTING REDEVELOPMENT BOUNDARY FOR THE DOWNTOWN HAYWARD REDEVELOPMENT PROJECT ADOPTED BY THE CITY OF HAYWARD AS ORDINANCE NUMBER 98-16 ON NOVEMBER 10, 1998 AND FILED FOR RECORDATION WITH THE COUNTY RECORDER OF ALAMEDA COUNTY ON DECEMBER 23, 1998 AS SERIES NUMBER 98451562;

- 1) THENCE LEAVING SAID DOWNTOWN HAYWARD REDEVELOPMENT PROJECT BOUNDARY, NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SAN LORENZO CREEK BEING A CURVE CONCAVE NORTHERLY, FROM WHICH POINT A RADIAL LINE BEARS NORTH $25^{\circ}14'58''$ EAST 427.56 FEET, THROUGH A CENTRAL ANGLE $7^{\circ}09'42''$, AN ARC DISTANCE OF 53.44 FEET TO A POINT OF COMPOUND CURVATURE, AS SAID RIGHT-OF-WAY IS SHOWN ON THE PLANS ENTITLED "ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 2 PROJECT, SAN LORENZO CREEK FEDERAL PROJECT LAND, EASEMENTS AND RIGHTS OF WAY, EAST 14TH STREET TO FOOTHILL BOULEVARD", DRAWING NO. 4682;
- 2) THENCE ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 322.00 FEET, THROUGH A CENTRAL ANGLE OF $18^{\circ}50'18''$, AN ARC DISTANCE OF 105.87 FEET TO A POINT OF COMPOUND CURVATURE AS SHOWN ON SAID PLANS;
- 3) THENCE ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 427.56 FEET, THROUGH A CENTRAL ANGLE OF $7^{\circ}12'00''$, AN ARC DISTANCE OF 53.73 FEET AS SHOWN ON SAID PLANS;

- 4) THENCE NORTH $31^{\circ}33'02''$ WEST 127.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 591.41 FEET AS SHOWN ON SAID PLANS;
- 5) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $3^{\circ}12'00''$, AN ARC DISTANCE OF 33.03 FEET TO A POINT OF COMPOUND CURVATURE AS SHOWN ON SAID PLANS;
- 6) THENCE ALONG SAID COMPOUND CURVATURE HAVING A RADIUS OF 424.00 FEET, THROUGH A CENTRAL ANGLE $4^{\circ}36'20''$, AN ARC DISTANCE OF 34.08 FEET TO A POINT OF COMPOUND CURVATURE AS SHOWN ON SAID PLANS;
- 7) THENCE ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 591.41 FEET, THROUGH A CENTRAL ANGLE OF $3^{\circ}12'00''$, AN ARC DISTANCE OF 33.03 FEET AS SHOWN ON SAID PLANS;
- 8) THENCE NORTH $42^{\circ}33'22''$ WEST 184.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1079.17 FEET AS SHOWN ON SAID PLANS;
- 9) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $1^{\circ}52'00''$, AN ARC DISTANCE OF 35.16 FEET TO A POINT OF COMPOUND CURVATURE AS SHOWN ON SAID PLANS;
- 10) THENCE ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 791.00 FEET, THROUGH A CENTRAL ANGLE OF $1^{\circ}44'10''$, AN ARC DISTANCE OF 23.97 FEET TO A POINT OF COMPOUND CURVATURE AS SHOWN ON SAID PLANS;
- 11) THENCE ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 1079.17 FEET, THROUGH A CENTRAL ANGLE OF $1^{\circ}52'00''$, AN ARC DISTANCE OF 35.16 FEET AS SHOWN ON SAID PLANS;
- 12) THENCE NORTH $37^{\circ}05'12''$ WEST 102.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 379.56 FEET AS SHOWN ON SAID PLANS;
- 13) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $7^{\circ}12'00''$, AN ARC DISTANCE OF 47.70 FEET TO A POINT OF COMPOUND CURVATURE AS SHOWN ON SAID PLANS;
- 14) THENCE ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 274.00 FEET, THROUGH A CENTRAL ANGLE OF $3^{\circ}01'09''$, AN ARC DISTANCE OF 14.44 FEET TO A POINT OF COMPOUND CURVATURE AS SHOWN ON SAID PLANS;

- 15) THENCE ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 379.56 FEET, THROUGH A CENTRAL ANGLE OF $7^{\circ}12'00''$, AN ARC DISTANCE OF 47.70 FEET AS SHOWN ON SAID PLANS;
- 16) THENCE NORTH $54^{\circ}30'21''$ WEST 291.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 379.56 FEET AS SHOWN ON SAID PLANS;
- 17) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $7^{\circ}12'00''$, AN ARC DISTANCE OF 47.70 FEET TO A POINT OF COMPOUND CURVATURE AS SHOWN ON SAID PLANS;
- 18) THENCE ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 274.00 FEET, THROUGH A CENTRAL ANGLE OF $14^{\circ}10'59''$, AN ARC DISTANCE OF 67.83 FEET AS SHOWN ON SAID PLANS;
- 19) THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAN LORENZO CREEK, ALONG A RADIAL LINE NORTH $14^{\circ}06'40''$ EAST 58.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SAN LORENZO CREEK AS SHOWN ON SAID PLANS;
- 20) THENCE WESTERLY ALONG A CONCENTRIC CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 437.56 FEET, THROUGH A CENTRAL ANGLE OF $7^{\circ}12'00''$, AN ARC DISTANCE OF 54.99 FEET AS SHOWN ON SAID PLANS;
- 21) THENCE NORTH $83^{\circ}05'20''$ WEST 265.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 358.72 FEET AS SHOWN ON SAID PLANS;
- 22) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $7^{\circ}30'00''$, AN ARC DISTANCE OF 46.96 FEET AS SHOWN ON SAID PLANS;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAN LORENZO CREEK, ALONG THE SOUTHWESTERLY AND NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO ROBERT THOMPSON, RECORDED OCTOBER 9, 1997 AS SERIES NUMBER 97264846, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, THE FOLLOWING TWO (2) COURSES:

- 23) THENCE NORTH $49^{\circ}50'00''$ WEST 26.00 FEET;
- 24) THENCE NORTH $43^{\circ}10'00''$ EAST 3.67 FEET;

- 25) THENCE NORTH 49°47'21" WEST 48.26 FEET ALONG THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO MIKE GOSSETT AND JACQUELINE GOSSETT, RECORDED MARCH 3, 1961 IN REEL 277, IMAGE 306, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, TO THE NORTHWESTERLY LINE OF THE "MAP OF HAYWARD MANOR", RECORDED SEPTEMBER 19, 1930 IN BOOK 19 OF MAPS AT PAGE 97, ALAMEDA COUNTY RECORDS;
- 26) THENCE NORTH 43°10'00" EAST 837.20 FEET ALONG THE NORTHWESTERLY LINE OF SAID MAP, AND ALONG THE SOUTHEASTERLY LINE OF THE MAP OF WRIGHT TRACT, RECORDED FEBRUARY 23, 1904 IN BOOK 19 OF MAPS AT PAGE 33, ALAMEDA COUNTY RECORDS, TO THE MOST SOUTHEASTERLY CORNER OF LOT 4 AS SHOWN ON SAID MAP;
- 27) THENCE NORTH 47°30'00 WEST 172.50 FEET TO THE SOUTHEASTERLY LINE OF GROVE WAY (FORMERLY BRIDGE STREET) AS SHOWN ON SAID MAP;
- 28) THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 43°10'00" WEST 460.00 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE DESCRIBED IN THE GRANT DEED TO TERESA NAZARETH, RECORDED NOVEMBER 6, 1997 AS SERIES NUMBER 97295960, ALAMEDA COUNTY RECORDS;
- 29) THENCE NORTH 47°34'00" WEST 146.97 FEET ALONG SAID LINE TO THE NORTHWESTERLY LINE OF SAID LANDS OF TERESA NAZARETH;
- 30) THENCE NORTH 42°26'00" EAST 160.00 FEET ALONG SAID LINE AND ITS NORTHEASTERLY PROLONGATION TO THE NORTHEASTERLY LINE OF LOCUST STREET AS SHOWN ON THE "MAP OF THE LAND OF HAYWARDS PARK HOMESTEAD UNION, RECORDED OCTOBER 24, 1871 IN BOOK 7 OF MAPS AT PAGE 30, ALAMEDA COUNTY RECORDS;
- 94) THENCE NORTH 47°34' WEST 100 FEET ALONG SAID NORTHEASTERLY LINE OF LOCUST STREET TO THE SOUTHEASTERLY LINE OF LOT 5, BLOCK 16, OF SAID MAP, SAID LOT 5 ALSO SHOWN ON CITY OF HAYWARD "BOUNDARY OF TERRITORY ANNEXATION ORDINANCE NO. 160 C.S. MAP", RECORDED JULY 29, 1958 IN BOOK 40 OF MAPS AT PAGE 97, ALAMEDA COUNTY RECORDS;
- 95) THENCE NORTH 42°26' EAST 150 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5 TO THE MOST EASTERLY CORNER OF SAID LOT AS SHOWN ON SAID ANNEXATION MAP;
- 96) THENCE NORTH 47°34' WEST 500 FEET TO THE MOST WESTERLY CORNER OF LOT 1 AS SHOWN ON SAID ANNEXATION MAP;

- 97) THENCE NORTH 42°26' EAST 145 FEET ALONG THE SOUTHEASTERLY LINE OF APPLE AVENUE (FORMERLY WILLOW STREET, 60 FEET WIDE) AS THE LINE IS SHOWN ON SAID MAP TO THE SOUTHWESTERLY LINE OF FOOTHILL BOULEVARD (110 FEET WIDE) AS SHOWN ON THE MAP TITLED "BOUNDARY OF TERRITORY ANNEXED TO CITY OF HAYWARD CALIF. BY RESOLUTION NO. 72-516 C.S.", RECORDED ON DECEMBER 26, 1972 IN BOOK OF MAPS AT PAGE 31, ALAMEDA COUNTY RECORDS;
- 98) THENCE NORTH 47°34' WEST 360 FEET ALONG SAID SOUTHWESTERLY LINE OF FOOTHILL BOULEVARD TO THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE LINE DIVIDING LOTS 3 & 4 AND LOTS 9 & 10, BLOCK 12, OF THE SAID MAP TITLED "LAND OF HAYWARDS PARK HOMESTEAD UNION";
- 99) THENCE NORTH 42°26' EAST 365 FEET ALONG THE SOUTHWESTERLY PROLONGATION AND THE LINE DIVIDING SAID LOTS TO THE MOST NORTHERLY CORNER OF LOT 9 ALSO BEING ON THE SOUTHWESTERLY LINE OF OAK STREET (60 FEET WIDE) AS SHOWN ON SAID MAP;
- 100) THENCE SOUTH 47°34' EAST 20.27 FEET ALONG SAID SOUTHWESTERLY LINE OF OAK STREET TO THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF PARCEL 23923 AS SHOWN ON CALTRANS RIGHT OF WAY RECORD MAP, DRAWING NUMBER R-93X.4b, DATED MARCH 1975;
- 101) THENCE NORTH 42°26' EAST 199.02 FEET ALONG THE SOUTHWESTERLY PROLONGATION AND NORTHWESTERLY LINE TO THE MOST NORTHERLY CORNER OF SAID PARCEL 23923 ON SAID MAP, SAID CORNER ALSO BEING ON THE EXTERIOR LINE OF TRACT 3982, RECORDED OCTOBER 20, 1978 IN BOOK 106 OF MAPS AT PAGE 35, ALAMEDA COUNTY RECORDS;
- 53) THENCE SOUTH 45°39'47" EAST 331.62 FEET TO THE MOST EASTERLY CORNER OF PARCEL NUMBER 23927 AS SHOWN ON SAID CALTRANS RIGHT-OF-WAY RECORD MAP;
- 54) THENCE SOUTH 43°21'12" WEST 133.33 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL NUMBER 23927 TO THE NORTHEASTERLY LINE OF OAK STREET AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;
- 55) THENCE SOUTH 46°38'43" EAST 8.23 FEET ALONG SAID NORTHEASTERLY LINE OF SAID OAK STREET TO THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF APPLE AVENUE AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;

- 56) THENCE SOUTH 43°42'12" WEST 60 FEET ALONG SAID PROLONGATION OF SAID SOUTHEASTERLY LINE OF APPLE AVENUE TO THE SOUTHWESTERLY LINE OF SAID OAK AVENUE;
- 57) THENCE SOUTH 46°38'48" EAST 757.43 FEET ALONG SAID SOUTHWESTERLY LINE OF OAK AVENUE TO THE SOUTHEASTERLY LINE OF GROVE WAY;
- 58) THENCE NORTH 44°07'15" EAST 12.5 FEET ALONG SAID SOUTHEASTERLY LINE OF GROVE WAY TO THE MOST NORTHERLY CORNER OF PARCEL NUMBER 32604 AS SHOWN ON CALTRANS RIGHT-OF-WAY RECORD MAP, DRAWING NUMBER R-167.1, DATED DECEMBER 1984;
- 59) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 32604, AS SHOWN ON SAID CALTRANS MAP THE FOLLOWING COURSES;
- 60) THENCE SOUTH 46°28'00" EAST 99.99 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE;
- 61) THENCE NORTH 44°07'15" EAST 65.04 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE;
- 62) THENCE SOUTH 45°43'45" EAST 179.30 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE;
- 63) THENCE NORTH 44°07'15" EAST 102.5 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF TRACT 2262 RECORDED APRIL 19, 1962 IN BOOK 106 OF MAPS AT PAGE 24, ALAMEDA COUNTY RECORDS;
- 64) THENCE SOUTH 45°43'45" EAST 524.7 FEET, MORE OR LESS, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 2262, TO THE MOST NORTHERLY CORNER OF PARCEL NUMBER 32610 AS SHOWN ON CALTRANS RIGHT-OF-WAY RECORD MAP, DRAWING NUMBER R167.1, DATED DECEMBER 1984;
- 65) THENCE LEAVING SAID TRACT, SOUTH 44°07'15" WEST 235.07 FEET ALONG THE NORTHWESTERLY LINE TO AN ANGLE POINT IN SAID PARCEL NUMBER 32610 AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;
- 66) THENCE SOUTH 69°44'19" EAST 240.48 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL NUMBER 32610 AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;
- 67) THENCE SOUTH 79°24'32" EAST 27.14 FEET ALONG THE SOUTHERLY LINE OF PARCEL NUMBER 32602-1 AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;

- 68) THENCE SOUTH 46°28'00" EAST 74.36 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL NUMBER 32610 AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;
- 69) THENCE NORTH 44°07'15" EAST 48.51 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL NUMBER 32610 AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;
- 70) THENCE SOUTH 79°24'32" EAST 131.10 FEET ALONG THE SOUTHERLY LINE OF PARCEL NUMBERS 32602-2 AND 32599 AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;
- 71) THENCE NORTH 45°43'45" WEST 47.53 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL NUMBER 32599 AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;

THENCE ALONG THE EXTERIOR OF TRACT 4232, RECORDED FEBRUARY 26, 1985 IN BOOK 150 OF MAPS AT PAGE 54, THE FOLLOWING COURSES:

- 72) THENCE SOUTH 64°14'16" EAST 90.56 FEET AS SHOWN ON SAID MAP;
- 73) THENCE SOUTH 84°20'51" EAST 103.59 FEET AS SHOWN ON SAID MAP;
- 74) THENCE SOUTH 72°40'17" EAST 100.19 FEET AS SHOWN ON SAID MAP;
- 75) THENCE SOUTH 63°31'39" EAST 100.51 FEET AS SHOWN ON SAID MAP;
- 76) THENCE SOUTH 65°37'47" EAST 220.10 FEET AS SHOWN ON SAID MAP;
- 77) THENCE SOUTH 11°38'15" EAST 3.29 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, FROM WHICH POINT A RADIAL LINE BEARS NORTH 11°38'15" WEST 250.00 FEET AS SHOWN ON SAID MAP;
- 78) THENCE COUNTERCLOCKWISE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°01'34", AN ARC DISTANCE OF 4.48 FEET AS SHOWN ON SAID MAP;
- 79) THENCE SOUTH 65°37'47" EAST 31.29 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 270.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 19°01'55" EAST AS SHOWN ON SAID MAP;
- 80) THENCE CLOCKWISE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°03'40", AN ARC DISTANCE OF 5.00 FEET AS SHOWN ON SAID MAP;
- 81) THENCE SOUTH 17°58'15" EAST 50.01 FEET TO A POINT ON A CONCENTRIC CURVE HAVING A RADIUS OF 320.00 FEET AS SHOWN ON SAID MAP;

82) THENCE COUNTERCLOCKWISE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $0^{\circ}53'43''$, AN ARC DISTANCE OF 5.00 FEET AS SHOWN ON SAID MAP;

83) THENCE SOUTH $17^{\circ}58'15''$ EAST 60.15 FEET TO THE AFORESAID EXISTING REDEVELOPMENT BOUNDARY FOR THE DOWNTOWN HAYWARD REDEVELOPMENT PROJECT;

THENCE ALONG SAID REDEVELOPMENT BOUNDARY THE FOLLOWING COURSES:

84) THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 4232, SOUTH $47^{\circ}08'44''$ WEST 206.46 FEET AS SHOWN ON SAID MAP;

85) THENCE NORTH $45^{\circ}44'25''$ WEST 38.06 FEET ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 4232 AS SHOWN ON SAID MAP;

86) THENCE LEAVING SAID TRACT, SOUTH $43^{\circ}32'50''$ WEST 536.05 FEET ALONG THE NORTHWESTERLY LINE OF THE LANDS DEPICTED ON THE RECORD OF SURVEY RECORDED AUGUST 7, 1973 IN BOOK 9 OF RECORDS OF SURVEY, PAGE 30, ALAMEDA COUNTY RECORDS, AND ITS SOUTHWESTERLY PROLONGATION TO THE SOUTHWESTERLY LINE OF FOOTHILL BOULEVARD AS SHOWN ON CALTRANS RIGHT-OF-WAY RECORD MAP, DRAWING NUMBER R-88.2;

87) THENCE SOUTH $47^{\circ}25'40''$ EAST 16.67 FEET ALONG SAID SOUTHWESTERLY LINE OF FOOTHILL BOULEVARD TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1431.00 FEET AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;

88) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $0^{\circ}13'23''$, AN ARC DISTANCE OF 5.57 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 15.00 FEET AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;

89) THENCE ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}46'37''$, AN ARC DISTANCE OF 23.56 FEET TO THE NORTHWESTERLY LINE OF HAZEL AVENUE AS SHOWN ON SAID RIGHT-OF-WAY RECORD MAP;

THENCE ALONG THE NORTHWESTERLY LINE OF HAZEL AVENUE AND ALONG THE SAID EXISTING REDEVELOPMENT BOUNDARY FOR THE DOWNTOWN HAYWARD REDEVELOPMENT PROJECT THE FOLLOWING COURSES:

90) THENCE SOUTH $42^{\circ}34'20''$ WEST 270.21 FEET;

91) THENCE SOUTH $47^{\circ}33'00''$ EAST 14.00 FEET;

92) THENCE SOUTH 42°27'00" WEST 463.00 FEET TO THE POINT OF
BEGINNING.

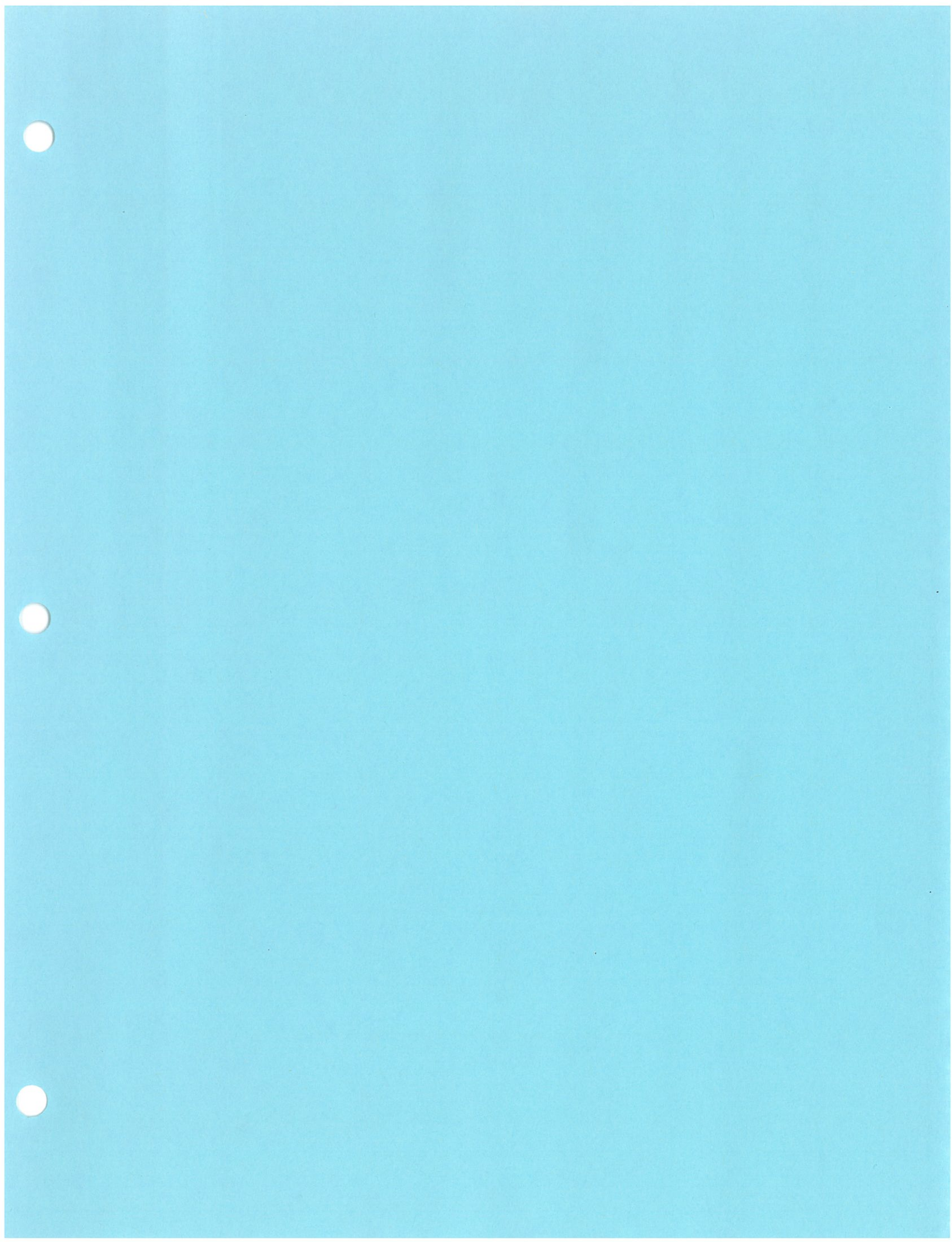
CONTAINING AN AREA OF 62.3 ACRES, MORE OR LESS.

THIS DESCRIPTION HAS BEEN PREPARED BASED ON RECORD AND QUASI-
RECORD INFORMATION.

THIS DESCRIPTION HAS BEEN PREPARED BY ME IN CONFORMANCE WITH
THE LAND SURVEYOR'S ACT.

BY: _____
RICHARD P. RAY, P.L.S. No. 6390
LICENSE EXPIRES: 12/31/02

DATED: _____



- 4) THENCE NORTH $56^{\circ}44'00''$ EAST 21.54 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF WALPERT STREET AS SAID STREET IS DESCRIBED IN RESOLUTION NO. 95-30, VACATING A PORTION OF WALPERT STREET, ADOPTED BY THE CITY OF HAYWARD ON FEBRUARY 21, 1995 AND RECORDED MARCH 14, 1995 AS SERIES NO. 95-56134, ALAMEDA COUNTY RECORDS;
- 5) THENCE LEAVING SAID DOWNTOWN HAYWARD REDEVELOPMENT PROJECT EXPANSION AREA NO. 1, SOUTH $37^{\circ}42'00''$ EAST 349.01 FEET ALONG SAID NORTHEASTERLY LINE AS DESCRIBED IN SAID RESOLUTION TO VACATE A PORTION OF WALPERT STREET (SERIES 95-56134);
- 6) THENCE SOUTH $62^{\circ}55'00''$ EAST 615.49 FEET ALONG SAID NORTHEASTERLY LINE AS DESCRIBED IN SAID RESOLUTION TO VACATE A PORTION OF WALPERT STREET (SERIES 95-56134);
- 7) THENCE NORTH $71^{\circ}53'30''$ EAST 30.14 FEET ALONG THE NORTHERLY LINE OF SAID WALPERT STREET AS DESCRIBED IN SAID RESOLUTION TO VACATE A PORTION OF WALPERT STREET (SERIES 95-56134) TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY FROM WHICH POINT A RADIAL LINE BEARS SOUTH $48^{\circ}02'04''$ EAST 90.00 FEET, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF WALPERT STREET;
- 8) THENCE COUNTERCLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF $50^{\circ}21'24''$, AN ARC DISTANCE OF 79.10 FEET, ALONG SAID NORTHWESTERLY LINE OF WALPERT STREET;
- 9) THENCE SOUTH $9^{\circ}24'52''$ EAST 150.74 FEET ALONG SAID NORTHWESTERLY LINE OF WALPERT STREET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 326.00 FEET AS SHOWN ON PARCEL MAP NO. 1031, FILED DECEMBER 4, 1972 IN BOOK 76 OF PARCEL MAPS AT PAGE 75, ALAMEDA COUNTY RECORDS;
- 10) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $27^{\circ}16'48''$, AN ARC DISTANCE OF 155.22 FEET ALONG THE WESTERLY LINE OF SAID WALPERT STREET AS SHOWN ON SAID MAP AND TRACT 2406 FILED OCTOBER 3, 1962 IN BOOK 45 OF MAPS AT PAGE 82, ALAMEDA COUNTY RECORDS;

- 20) THENCE NORTH 59°39'00" EAST 271.33 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF SAID PARCEL MAP NO. 3040 (116 MAPS 3);
- 21) THENCE SOUTH 30°21'00" EAST 845.92 FEET ALONG SAID NORTHEASTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION TO THE SOUTHEASTERLY LINE OF CARLOS BEE BOULEVARD;
- 22) THENCE NORTH 77°03'42" EAST 99.68 FEET ALONG SAID SOUTHEASTERLY LINE TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 252.98 FEET AS SHOWN ON THE CALTRANS RIGHT OF WAY RECORD MAP, DRAWING NUMBER R-97A.21, DATED JANUARY 1982;
- 23) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°22'45", AN ARC DISTANCE OF 151.80 FEET, ALONG THE SOUTHERLY LINE OF SAID CARLOS BEE BOULEVARD AS SHOWN ON SAID MAP (R-97A.21);
- 24) THENCE SOUTH 68°33'33" EAST 305.30 FEET ALONG THE SOUTHWESTERLY LINE OF SAID CARLOS BEE BOULEVARD TO THE SOUTHEASTERLY LINE OF PARCEL NO. 33862 AS SHOWN ON SAID MAP;
- 25) THENCE SOUTH 56°44'00" WEST 550.00 FEET ALONG SAID SOUTHEASTERLY LINE TO THE LINE DELINEATED AS THE "SOTO LINE" AS SHOWN ON THE MAP ENTITLED "MEEK HILL TRACT" FILED OCTOBER 18, 1905 IN BOOK 20 OF MAPS AT PAGE 86, ALAMEDA COUNTY RECORDS;
- 26) THENCE SOUTH 45°00'00" EAST 200.00 FEET ALONG SAID "SOTO LINE" TO THE NORTHWESTERLY LINE OF THE MAP ENTITLED "E. 14TH ST. HOME SITES", FILED IN BOOK 18 OF MAPS AT PAGE 56, ALAMEDA COUNTY RECORDS;
- 27) THENCE SOUTH 55°30'00 WEST 471.29 FEET ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF BELMONT AVENUE AS SHOWN ON SAID MAP;
- 28) THENCE SOUTH 32°11'30" EAST 1335.89 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEASTERLY LINE OF SAID MAP;

- 29) THENCE SOUTH 32°12'00" EAST 364.24 FEET ALONG THE SOUTHWESTERLY LINE OF BELMONT AVENUE AND ITS SOUTHEASTERLY PROLONGATION TO THE SOUTHEASTERLY LINE OF TORRANO AVENUE AS SHOWN ON TRACT 2126, FILED NOVEMBER 2, 1961 IN BOOK 44 OF MAPS AT PAGE 86, ALAMEDA COUNTY RECORDS;
- 30) THENCE NORTH 58°40'12" EAST 6.59 FEET ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWESTERLY LINE OF LOT 2 AS SHOWN ON SAID MAP;
- 31) THENCE SOUTH 31°19'48" EAST 256.00 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEASTERLY LINE THEREOF;
- 32) THENCE NORTH 57°16'00" EAST 6.00 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF LOT 2 AS SHOWN ON TRACT 986, FILED MAY 12, 1950 IN BOOK 30 OF MAPS AT PAGE 64, ALAMEDA COUNTY RECORDS;
- 33) THENCE SOUTH 32°44'00" EAST 100.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF DEVON DRIVE AS SHOWN ON SAID MAP;
- 34) THENCE SOUTH 57°16'00" WEST 13.46 FEET ALONG SAID NORTHWESTERLY LINE TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF BELL AIRE DRIVE AS SHOWN ON SAID MAP;
- 35) THENCE SOUTH 31°19'48" EAST 1188.00 FEET ALONG SAID SOUTHWESTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION TO A POINT BEING ON THE SOUTHEASTERLY LINE OF HARDER ROAD, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY FROM WHICH POINT A RADIAL LINE BEARS SOUTH 13°28'26" EAST 695.00 FEET, AS SAID ROAD IS SHOWN ON THE RECORD OF SURVEY FILED SEPTEMBER 27, 1968 IN BOOK 7 OF RECORDS OF SURVEY AT PAGE 26, ALAMEDA COUNTY RECORDS;
- 36) THENCE CLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 695.00 FEET, THROUGH A CENTRAL ANGLE OF 12°51'22", AN ARC DISTANCE OF 155.95 FEET, ALONG SAID SOUTHEASTERLY LINE AS SHOWN ON SAID MAP;
- 37) THENCE SOUTH 63°40'12" WEST 9.57 FEET ALONG SAID SOUTHEASTERLY LINE TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AS SHOWN ON SAID MAP;

- 38) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°29'01", AN ARC DISTANCE OF 39.48 FEET, ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF MISSION BOULEVARD AS SHOWN ON SAID MAP;
- 39) THENCE SOUTH 32°08'58" EAST 521.86 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 29,950.00 FEET;
- 40) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°31'38", AN ARC DISTANCE OF 274.00 FEET ALONG SAID NORTHEASTERLY LINE;
- 41) THENCE SOUTH 33°14'31" EAST 902.61 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30,050 FEET;
- 42) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°39'21" AN ARC DISTANCE OF 343.99 FEET TO THE TAX CODE BOUNDARY DELINEATING TAX CODE AREA 25-002 AND 25-030 AS SHOWN ON THE ALAMEDA COUNTY ASSESSOR'S MAP BOOK 78C, AT PAGE 800;
- 43) THENCE NORTH 80°40'30" EAST 1717.67 FEET ALONG SAID TAX CODE LINE TO THE NORTHEASTERLY LINE OF THE HOLY SEPULCHRE CEMETERY AS SHOWN ON THE AFORESAID RECORD OF SURVEY (7 RECORDS OF SURVEY 26)
- 44) THENCE SOUTH 27°10'55" EAST 252.78 FEET ALONG SAID NORTHEASTERLY LINE AS SHOWN ON SAID MAP;
- 45) THENCE SOUTH 12°08'12" EAST 303.24 FEET ALONG SAID NORTHEASTERLY LINE AS SHOWN ON SAID MAP;
- 46) THENCE SOUTH 34°14'47" EAST 205.93 FEET ALONG SAID NORTHEASTERLY LINE AS SHOWN ON SAID MAP;
- 47) THENCE SOUTH 3°09'09" EAST 261.91 FEET ALONG SAID NORTHEASTERLY LINE AS SHOWN ON SAID MAP;
- 48) THENCE SOUTH 58°04'34" EAST 126.22 FEET ALONG SAID NORTHEASTERLY LINE TO THE SOUTHEASTERLY LINE THEREOF AS SHOWN ON SAID MAP;
- 49) THENCE SOUTH 20°28'49" EAST 356.32 FEET ALONG SAID NORTHEASTERLY LINE AS SHOWN ON SAID MAP;

- 50) THENCE SOUTH 63°36'59" WEST 21.44 FEET ALONG SAID SOUTHEASTERLY LINE TO THE EASTERLY LINE OF LOT 10 AS SAID LOT IS SHOWN ON THE MAP ENTITLED "CITY OF ALTA VISTA", FILED JULY 13, 1925 IN BOOK 4 OF MAPS AT PAGE 80, ALAMEDA COUNTY RECORDS;
- 51) THENCE SOUTH 21°00'00" EAST 304.83 FEET ALONG SAID EASTERLY LINE AND ITS SOUTHERLY PROLONGATION TO THE SOUTHERLY LINE OF CALHOUN STREET (FORMERLY CLAY STREET) AS SHOWN ON SAID MAP;
- 52) THENCE SOUTH 69°00'00" WEST 147.19 FEET ALONG SAID SOUTHERLY LINE AS SHOWN ON SAID MAP;
- 53) THENCE NORTH 79°45'00" WEST 69.89 FEET ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY LINE OF E. 16TH STREET AS SHOWN ON SAID MAP;
- 54) THENCE SOUTH 26°06'00" EAST 477.86 FEET ALONG SAID NORTHEASTERLY LINE TO THE SOUTHEASTERLY LINE OF LOT 2, BLOCK L, AS SHOWN ON SAID MAP;
- 55) THENCE NORTH 65°01'30" EAST 2.00 FEET ALONG THE NORTHWESTERLY LINE OF PARCEL A TO A POINT ON A LINE BEING PARALLEL WITH AND DISTANT 22.00 FEET NORTHEASTERLY, MEASURED AT A RIGHT ANGLE, FROM THE CENTERLINE OF E. 16TH STREET AS SHOWN ON PARCEL MAP NO. 2355, FILED JANUARY 12, 1978 IN BOOK 101 OF PARCEL MAPS AT PAGE 8, ALAMEDA COUNTY RECORDS;
- 56) THENCE SOUTH 24°57'00" EAST 133.42 FEET ALONG SAID PARALLEL LINE TO A POINT BEING ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY FROM WHICH POINT A RADIAL LINE BEARS NORTH 33°03'13" WEST 755.00 FEET, AS SHOWN ON SAID MAP;
- 57) THENCE COUNTERCLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 755.00 FEET, THROUGH A CENTRAL ANGLE OF 0°09'14", AN ARC DISTANCE OF 2.03 FEET ALONG THE NORTHERLY LINE OF WEBSTER STREET AS SHOWN ON SAID MAP;
- 58) THENCE SOUTH 18°02'15" EAST 25.87 FEET ALONG THE EASTERLY LINE OF SAID E. 16TH STREET TO THE CENTERLINE OF WEBSTER STREET AS SHOWN ON SAID MAP;
- 59) THENCE SOUTH 23°48'25" EAST 43.52 FEET ALONG THE NORTHEASTERLY LINE OF SAID WEBSTER STREET;

- 60) THENCE SOUTH $66^{\circ}14'35''$ WEST 70.00 FEET TO A POINT BEING THE NORTHEASTERLY TERMINUS OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 823.00 FEET FROM WHICH POINT A RADIAL LINE BEARS SOUTH $28^{\circ}18'32''$ EAST, AS SAID CURVE IS DESCRIBED IN PARCEL ONE IN THE AFFIDAVIT-DEATH OF TRUSTEE, RECORDED DECEMBER 30, 1996 AS SERIES NO. 96-330192, ALAMEDA COUNTY RECORDS;
- 61) THENCE CLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 823.00 FEET, THROUGH A CENTRAL ANGLE OF $14^{\circ}56'39''$, AN ARC DISTANCE OF 214.66 FEET TO THE SOUTHWESTERLY LINE THEREOF;
- 62) THENCE NORTH $08^{\circ}01'15''$ WEST 6.11 FEET ALONG THE WESTERLY LINE OF PARCEL THREE TO A POINT BEING ON THE NORTHERLY LINE THEREOF AS DESCRIBED IN SAID AFFIDAVIT (SERIES NO. 96-330192), SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE NORTHERLY FROM WHICH POINT A RADIAL LINE BEARS NORTH $15^{\circ}50'02''$ WEST 1026.00 FEET, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF PARCEL I AS SHOWN ON PARCEL MAP NO. 648, FILED OCTOBER 30, 1970 IN BOOK 64 OF PARCEL MAPS AT PAGE 81, ALAMEDA COUNTY RECORDS;
- 63) THENCE CLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 1026.00 FEET, THROUGH A CENTRAL ANGLE OF $5^{\circ}40'40''$, AN ARC DISTANCE OF 101.67 FEET TO A POINT OF REVERSE CURVATURE, ALONG SAID NORTHERLY LINE AS SHOWN ON SAID MAP;
- 64) THENCE ALONG SAID REVERSE CURVE HAVING A RADIUS OF 316.00 FEET, THROUGH A CENTRAL ANGLE OF $15^{\circ}56'38''$, AN ARC DISTANCE OF 87.93 FEET, ALONG SAID NORTHERLY LINE AS SHOWN ON SAID MAP;
- 65) THENCE SOUTH $63^{\circ}54'00''$ WEST 334.78 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL I TO THE SOUTHWESTERLY LINE THEREOF, AS SHOWN ON SAID MAP;
- 66) THENCE SOUTH $55^{\circ}28'31''$ EAST 38.39 FEET ALONG SAID SOUTHWESTERLY LINE AS SHOWN ON SAID MAP;
- 67) THENCE SOUTH $37^{\circ}52'14''$ EAST 435.00 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEASTERLY LINE OF SAID PARCEL I AS SHOWN ON SAID MAP;
- 68) THENCE NORTH $58^{\circ}09'38''$ EAST 295.34 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE THEREOF AS SHOWN ON SAID MAP;

- 69) THENCE SOUTH $31^{\circ}50'22''$ EAST 68.00 FEET TO THE SOUTHEASTERLY LINE OF HANCOCK STREET;
- 70) THENCE SOUTH $58^{\circ}09'38''$ WEST 181.40 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF LOT 1 AS SHOWN ON TRACT 6523, FILED AUGUST 4, 1995 IN BOOK 220 OF MAPS AT PAGE 27, ALAMEDA COUNTY RECORDS'
- 71) THENCE SOUTH $38^{\circ}47'12''$ EAST 171.58 FEET ALONG SAID NORTHEASTERLY LINE AS SHOWN ON SAID MAP;
- 72) THENCE SOUTH $39^{\circ}56'37''$ EAST 190.71 FEET ALONG THE SOUTHWESTERLY LINE OF PARCEL TWO AS DESCRIBED IN THE AFORESAID AFFIDAVIT-DEATH OF TRUSTEE, RECORDED DECEMBER 30, 1996, AS SERIES NO. 96-330192, ALAMEDA COUNTY RECORDS, TO THE SOUTHEASTERLY LINE THEREOF;
- 73) THENCE NORTH $57^{\circ}17'36''$ EAST 92.93 FEET ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWESTERLY LINE OF SAID PARCEL TWO;
- 74) THENCE SOUTH $40^{\circ}04'34''$ EAST 86.91 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEASTERLY LINE OF SAID PARCEL TWO;
- 75) THENCE SOUTH $57^{\circ}28'30''$ WEST 379.00 FEET ALONG THE NORTHWESTERLY LINE OF PARCEL 1 AS DESCRIBED IN THE GRANT DEED TO MISSION HEIGHTS ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, RECORDED APRIL 3, 1998 AS SERIES NO. 98-113463, ALAMEDA COUNTY RECORDS, TO THE SOUTHWESTERLY LINE THEREOF;
- 76) THENCE SOUTH $42^{\circ}44'06''$ EAST 64.57 FEET ALONG SAID SOUTHWESTERLY LINE TO A POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH POINT A RADIAL LINE BEARS NORTH $47^{\circ}15'54''$ EAST 20.00 FEET, SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF SAID PARCEL 1;
- 77) THENCE CLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF $100^{\circ}12'36''$, AN ARC DISTANCE OF 34.98 FEET, ALONG SAID SOUTHEASTERLY LINE TO AN ANGLE POINT THEREOF;

- 78) THENCE NORTH 57°28'30" EAST 111.77 FEET ALONG SAID SOUTHEASTERLY LINE TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET;
- 79) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°47'24", AN ARC DISTANCE OF 27.85 FEET ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWESTERLY LINE THEREOF;
- 80) THENCE SOUTH 42°44'06" EAST 333.06 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEASTERLY LINE THEREOF;
- 81) THENCE NORTH 49°16'38" EAST 25.00 FEET ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWESTERLY LINE THEREOF;
- 82) THENCE SOUTH 40°43'22" EAST 334.30 FEET ALONG SAID SOUTHWESTERLY LINE TO A POINT BEING ON THE NORTHWESTERLY LINE OF TENNYSON ROAD AS SHOWN ON PARCEL MAP NO. 919, FILED MAY 22, 1972 IN BOOK 72 OF PARCEL MAPS AT PAGE 91, ALAMEDA COUNTY RECORDS, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 8°42'23" EAST 746.00 FEET;
- 83) THENCE CLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 746.00 FEET, THROUGH A CENTRAL ANGLE OF 12°17'14", AN ARC DISTANCE OF 159.98 FEET, ALONG SAID NORTHWESTERLY LINE OF TENNYSON ROAD TO THE WESTERLY LINE OF PARCEL NUMBER AF32727 AS SHOWN ON CALTRANS RIGHT OF WAY RECORD MAP, DRAWING NUMBER R-167.17, DATED DECEMBER 1984;
- 84) THENCE SOUTH 10°22'17" EAST 25.00 FEET ALONG SAID WESTERLY LINE TO AN ANGLE POINT THEREOF;
- 85) THENCE NORTH 79°20'50" EAST 136.12 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL NUMBER AF32727 TO THE SOUTHEASTERLY CORNER THEREOF AS SHOWN ON SAID MAP;
- 86) THENCE NORTH 79°20'50" EAST 239.98 FEET ALONG THE SOUTHERLY LINE OF PARCEL NUMBER AF30989 TO THE SOUTHEASTERLY CORNER THEREOF AS SHOWN ON SAID MAP;

- 228) THENCE CONTINUING ALONG SAID LINE NORTH 89°15' EAST 356.82 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 32732-1, AS SHOWN ON SAID MAP, SAID POINT ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 654.00 FEET, AS SHOWN ON SAID MAP, TO WHICH POINT A RADIAL LINE BEARS NORTH 27°48'54" WEST;
- 97) THENCE CLOCKWISE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°12'42", AN ARC DISTANCE OF 253.53 FEET ALONG SAID EASTERLY LINE TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;
- 98) THENCE SOUTH 21°07'48" EAST 905.70 FEET ALONG SAID EASTERLY LINE TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;
- 99) THENCE NORTH 48°43'08" EAST 429.92 FEET ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO LIVERMORE ACRES, INC., RECORDED IN BOOK 7175 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 20, TO THE NORTHEASTERLY LINE THEREOF;
- 100) THENCE SOUTH 42°45'00" EAST 253.99 FEET ALONG SAID NORTHEASTERLY LINE OF SAID LANDS OF LIVERMORE ACRES, INC., TO THE SOUTHEASTERLY LINE THEREOF;
- 101) THENCE SOUTH 42°48'53" EAST 251.00 FEET ALONG THE NORTHEASTERLY LINE OF PARCEL I AS DESCRIBED IN THE TRUSTEES DEED TO CARL L. AND CARLA G. FULLER, RECORDED JULY 25, 1962 IN REEL 638, OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT IMAGE 382, TO THE SOUTHEASTERLY LINE THEREOF;
- 102) THENCE SOUTH 42°45'00" EAST 262.02 FEET ALONG THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED FROM ALICE SILVA, RECORDED JULY 31, 1984 AS SERIES NO. 84-154290, ALAMEDA COUNTY RECORDS, TO THE SOUTHEASTERLY LINE THEREOF;
- 103) THENCE SOUTH 47°15'00" WEST 321.48 FEET ALONG SAID SOUTHEASTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION TO AN ANGLE POINT THEREOF;

- 104) THENCE SOUTH 42°45'00" EAST 273.90 FEET ALONG THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO ANTHONY AND TAMI KALVANS, RECORDED NOVEMBER 17, 1988, AS SERIES NO. 88-294500, ALAMEDA COUNTY RECORDS, TO THE SOUTHEASTERLY LINE THEREOF;
- 105) THENCE SOUTH 47°15'00" WEST 61.53 FEET ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO RANDALL P. AND MAJORIE HURST, RECORDED DECEMBER 18, 1997 AS SERIES NO. 97-336477, ALAMEDA COUNTY RECORDS;
- 106) THENCE SOUTH 42°45'00" EAST 156.00 FEET ALONG SAID SOUTHWESTERLY LINE TO AN ANGLE POINT THEREOF;
- 107) THENCE SOUTH 47°15'00" WEST 38.00 FEET ALONG THE NORTHWESTERLY LINE OF THE LANDS TO LARRY AND CATHY FIDLER, RECORDED FEBRUARY 5, 1997, AS SERIES NO. 97-36707, ALAMEDA COUNTY RECORDS, TO THE SOUTHWESTERLY LINE THEREOF;
- 108) THENCE SOUTH 42°45'00" EAST 210.30 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEASTERLY LINE THEREOF;
- 109) THENCE NORTH 47°15'00" EAST 48.00 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE THEREOF;
- 110) THENCE SOUTH 42°45'00" EAST 18.00 FEET TO THE SOUTHEASTERLY LINE OF THE PRIVATE ROAD KNOWN AS "OVERHILL DRIVE" (18 FEET WIDE) AS SHOWN ON TRACT 5277, FILED DECEMBER 8, 1986 IN BOOK 166 OF MAPS AT PAGE 42, ALAMEDA COUNTY RECORDS;
- 111) THENCE SOUTH 47°15'00" WEST 445.00 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF MISSION BOULEVARD (100 FEET WIDE) AS SHOWN ON SAID MAP (166 MAPS 42);
- 112) THENCE SOUTH 42°49'00" EAST 101.02 FEET ALONG THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED RECORDED MARCH 1, 1999, AS SERIES NO. 99-83533, ALAMEDA COUNTY RECORDS, TO THE SOUTHEASTERLY LINE THEREOF;
- 113) THENCE NORTH 47°15'00" EAST 1.10 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF THE LANDS CONVEYED TO THE CITY OF HAYWARD BY DEED RECORDED JUNE 17, 1987 AS SERIES NO. 87-170665, ALAMEDA COUNTY RECORDS;

- 114) THENCE SOUTH 41°21'33" EAST 70.72 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF LOT 1 AS SHOWN ON TRACT 5138, FILED DECEMBER 30, 1983 IN BOOK 142 OF MAPS AT PAGES 33 AND 34, ALAMEDA COUNTY RECORDS;
- 115) THENCE SOUTH 44°51'41" EAST 181.93 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AS SHOWN ON SAID MAP;
- 116) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°21'05", AN ARC DISTANCE 25.95 FEET TO THE NORTHWESTERLY LINE OF ALQUIRE PARKWAY AS SHOWN ON SAID MAP;
- 117) THENCE SOUTH 51°18'42" EAST 109.01 FEET TO A POINT AT THE NORTHEASTERLY RETURN OF THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID ALQUIRE PARKWAY WITH THE NORTHEASTERLY LINE OF MISSION BOULEVARD, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY FROM WHICH POINT A RADIAL LINE BEARS SOUTH 27°50'43" EAST 20.00 FEET, AS SHOWN ON TRACT 3941, FILED AUGUST 2, 1978 IN BOOK 104 OF MAPS AT PAGE 36, ALAMEDA COUNTY RECORDS;
- 118) THENCE COUNTERCLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 103°09'00", AN ARC DISTANCE OF 36.01 FEET, ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF PARCEL C AS SHOWN ON SAID MAP;
- 119) THENCE SOUTH 40°59'43" EAST 272.99 FEET ALONG SAID NORTHEASTERLY LINE TO THE SOUTHEASTERLY LINE THEREOF;
- 120) THENCE NORTH 62°13'17" EAST 453.64 FEET ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 3941 TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE PARCELS DELINEATED ON THE RECORD OF SURVEY FILED DECEMBER 2, 1960, IN BOOK 4 OF RECORDS OF SURVEY AT PAGE 14, ALAMEDA COUNTY RECORDS;
- 121) THENCE SOUTH 29°13'30" EAST 392.95 FEET ALONG SAID LINE PROJECTED AND ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEASTERLY LINE OF PARCEL MAP NO. 197, FILED MAY 16, 1966 IN BOOK 47 OF PARCEL MAPS AT PAGE 94, ALAMEDA COUNTY RECORDS;
- 122) THENCE SOUTH 60°48'08" WEST 231.91 FEET ALONG SAID SOUTHEASTERLY LINE TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;

- 123) THENCE SOUTH 42°17'00" EAST 181.60 FEET ALONG THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN THE GRANT DEED TO CLOVER TRUST 1997-1, A DELAWARE BUSINESS TRUST, RECORDED APRIL 7, 1997 AS SERIES NUMBER 97-089370, ALAMEDA COUNTY RECORDS, TO THE EASTERLY LINE THEREOF;
- 124) THENCE SOUTH 9°31'02" WEST 36.49 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE THEREOF;
- 125) THENCE NORTH 89°37'45" WEST 160.00 FEET ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY LINE OF MISSION BOULEVARD AS SHOWN ON TRACT 1960, FILED OCTOBER 8, 1958 IN BOOK 39 OF MAPS AT PAGE 15, ALAMEDA COUNTY RECORDS;
- 126) THENCE SOUTH 42°56'17" EAST 600.00 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;
- 127) THENCE SOUTH 42°28'35" EAST 1399.68 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;
- 128) THENCE SOUTH 42°23'15" EAST 659.41 FEET ALONG SAID NORTHEASTERLY LINE AS SHOWN ON SAID MAP;
- 129) THENCE SOUTH 42°23'15" EAST 3440.97 FEET ALONG THE NORTHEASTERLY LINE OF MISSION BOULEVARD AS SHOWN ON TRACT 1406, FILED OCTOBER 20, 1954 IN BOOK 35 OF MAPS AT PAGE 14, ALAMEDA COUNTY RECORDS, TO AN ANGLE POINT THEREOF;
- 130) THENCE SOUTH 42°12'57" EAST 1017.46 FEET ALONG SAID NORTHEASTERLY LINE TO THE SOUTHEASTERLY LINE OF SAID TRACT 1406 AS SHOWN ON SAID MAP;
- 131) THENCE SOUTH 47°47'03" WEST 100.00 FEET TO THE SOUTHWESTERLY LINE OF MISSION BOULEVARD, ALSO KNOWN AS STATE HIGHWAY FROM HAYWARD TO NILES AS SHOWN ON TRACT 1022, FILED JANUARY 2, 1951 IN BOOK 31 OF MAPS AT PAGE 22, ALAMEDA COUNTY RECORDS;
- 132) THENCE SOUTH 42°12'57" EAST 1740.00 FEET ALONG SAID SOUTHWESTERLY LINE TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;

- 133) THENCE SOUTH $42^{\circ}20'37''$ EAST 388.34 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHERLY LINE OF SAID TRACT 1022 AS SHOWN ON SAID MAP;
- 134) THENCE NORTH $89^{\circ}46'20''$ WEST 421.30 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWESTERLY LINE OF PULASKI DRIVE AS SHOWN ON SAID MAP;
- 135) THENCE NORTH $42^{\circ}12'57''$ WEST 1485.51 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LEXINGTON AVENUE AS SHOWN ON SAID MAP;
- 136) THENCE NORTH $47^{\circ}47'03''$ EAST 240.00 FEET ALONG SAID LINE PROJECTED AND ALONG SAID NORTHWESTERLY LINE TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AS SHOWN ON SAID MAP;
- 137) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC DISTANCE OF 31.42 FEET TO THE SOUTHWESTERLY LINE OF CASTRO STREET AS SHOWN ON SAID MAP;
- 138) THENCE NORTH $42^{\circ}12'57''$ WEST 492.24 FEET ALONG SAID SOUTHWESTERLY LINE AS SHOWN ON SAID MAP AND AS SHOWN ON TRACT 1510, FILED JUNE 29, 1955, IN BOOK 36 OF MAPS AT PAGE 11, ALAMEDA COUNTY RECORDS, TO THE BEGINNING OF A CURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AS SHOWN ON SAID MAP;
- 139) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $24^{\circ}04'42''$, AN ARC DISTANCE OF 42.05 FEET, ALONG SAID SOUTHWESTERLY LINE AS SHOWN ON SAID MAP (36 MAPS 11);
- 140) THENCE NORTH $23^{\circ}42'22''$ EAST 64.30 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 6, BLOCK 10, AS SHOWN ON SAID MAP;
- 141) THENCE NORTH $42^{\circ}12'57''$ WEST 787.32 FEET ALONG THE SOUTHWESTERLY LINE OF MISSION BOULEVARD, ALSO KNOWN AS STATE HIGHWAY FROM HAYWARD TO NILES, AS SHOWN ON SAID MAP (36 MAPS 11) TO AN ANGLE POINT THEREOF;
- 142) THENCE NORTH $42^{\circ}23'15''$ WEST 1326.42 FEET ALONG SAID SOUTHWESTERLY LINE TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;

- 143) THENCE NORTH 42°23'15" WEST 1868.29 FEET ALONG THE SOUTHWESTERLY LINE OF SAID MISSION BOULEVARD, ALSO KNOWN AS STATE HIGHWAY FROM HAYWARD TO NILES, AS SHOWN ON TRACT 1508, FILED MARCH 30, 1955 IN BOOK 35 OF MAPS AT PAGE 79, ALAMEDA COUNTY RECORDS, TO AN ANGLE POINT THEREOF;
- 144) THENCE NORTH 42°23'15" WEST 905.29 FEET ALONG THE SOUTHWESTERLY LINE OF SAID MISSION BOULEVARD, ALSO KNOWN AS STATE HIGHWAY FROM HAYWARD TO NILES, AS SHOWN ON TRACT 1466, FILED NOVEMBER 12, 1954 IN BOOK 35 OF MAPS AT PAGE 28, ALAMEDA COUNTY RECORDS, TO AN ANGLE POINT THEREOF;
- 145) THENCE NORTH 42°29'07" WEST 27.04 FEET ALONG SAID SOUTHWESTERLY LINE TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;
- 146) THENCE NORTH 42°46'33" WEST 1372.71 FEET ALONG THE SOUTHWESTERLY LINE OF SAID MISSION BOULEVARD AS SHOWN ON TRACT 7015, FILED NOVEMBER 20, 1997 IN BOOK 235 OF MAPS AT PAGE 71, ALAMEDA COUNTY RECORDS, TO AN ANGLE POINT THEREOF;
- 147) THENCE NORTH 43°18'39" WEST 600.14 FEET ALONG SAID SOUTHWESTERLY LINE TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;
- 148) THENCE NORTH 42°40'23" WEST 86.24 FEET ALONG SAID SOUTHWESTERLY LINE TO THE NORTHERLY LINE OF SAID TRACT 7015 AS SHOWN ON SAID MAP;
- 149) THENCE NORTH 89°33'20" EAST 929.86 FEET ALONG SAID NORTHERLY LINE TO THE NORTHEASTERLY LINE THEREOF AS SHOWN ON SAID MAP;
- 150) THENCE NORTH 45°29'59" WEST 72.56 FEET ALONG SAID NORTHEASTERLY LINE TO THE SOUTHEASTERLY LINE OF INDUSTRIAL PARKWAY AS SHOWN ON SAID MAP;
- 151) THENCE SOUTH 44°30'01" WEST 459.80 FEET ALONG SAID SOUTHEASTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH POINT A RADIAL LINE BEARS SOUTH 46°44'06" EAST 29,544.00 FEET AS SHOWN ON SAID MAP;

- 152) THENCE COUNTERCLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 29,544.00 FEET, THROUGH A CENTRAL ANGLE OF $0^{\circ}35'07''$, AN ARC DISTANCE OF 301.79 FEET, ALONG SAID SOUTHEASTERLY LINE TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH POINT A RADIAL LINE BEARS SOUTH $62^{\circ}31'41''$ EAST 138.00 FEET AS SHOWN ON SAID MAP;
- 153) THENCE COUNTERCLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 138.00 FEET, THROUGH A CENTRAL ANGLE OF $32^{\circ}45'37''$, AN ARC DISTANCE OF 78.90 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT 7015 AS SHOWN ON SAID MAP;
- 154) THENCE NORTH $32^{\circ}23'08''$ WEST 70.00 FEET ALONG THE LINE COMMON TO THE NORTHWESTERLY PROLONGATION OF SAID SOUTHWESTERLY LINE, AND THE NORTHEASTERLY LINE OF THE LANDS OF S.F.B.A.R.T.D. AS SHOWN ON SAID MAP TO THE NORTHWESTERLY LINE THEREOF;
- 155) THENCE SOUTH $44^{\circ}30'01''$ WEST 40.00 FEET ALONG SAID NORTHWESTERLY LINE TO THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF PARCEL NUMBER A 96-1 AS SHOWN ON SHEET ARW 96 OF THE S.F.B.A.R.T.D. RECORD MAP OF RIGHT OF WAY, DATED FEBRUARY 24, 1966, FILED MAY 14, 1971 IN BOOK 68 OF MAPS AT PAGE 77, ALAMEDA COUNTY RECORDS;
- 156) THENCE NORTH $31^{\circ}01'25''$ WEST 1362.00 FEET ALONG SAID LINE PROJECTED AND ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;
- 157) THENCE NORTH $27^{\circ}38'25''$ WEST 84.74 FEET ALONG THE NORTHEASTERLY LINE OF THE S.F.B.A.R.T.D. RIGHT OF WAY TO AN ANGLE POINT THEREOF AS SHOWN ON SAID MAP;
- 158) THENCE NORTH $29^{\circ}58'01''$ WEST 119.99 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 159) THENCE NORTH $31^{\circ}23'57''$ WEST 443.81 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 160) THENCE SOUTH $58^{\circ}34'03''$ WEST 3.00 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;

- 161) THENCE NORTH 31°23'57" WEST 20.00 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 162) THENCE NORTH 48°43'37" EAST 6.45 FEET ALONG THE SOUTHEASTERLY LINE OF PARCEL NUMBER A 95-3 TO THE NORTHEASTERLY LINE THEREOF, AS SHOWN ON SAID MAP;
- 163) THENCE NORTH 38°06'38" WEST 170.21 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE THEREOF, AS SHOWN ON SAID MAP;
- 164) THENCE NORTH 48°43'54" EAST 8.90 FEET ALONG THE NORTHEASTERLY PROLONGATION OF SAID NORTHWESTERLY LINE AS SHOWN ON SAID MAP;
- 165) THENCE NORTH 31°01'03" WEST 801.00 FEET ALONG THE NORTHEASTERLY LINE OF THE S.F.B.A.R.T.D. RIGHT OF WAY TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID RECORD MAP OF RIGHT OF WAY, SHEET ARW 94, DATED JANUARY 5, 1966, FILED MAY 14, 1971 IN BOOK 68 OF MAPS AT PAGE 77, ALAMEDA COUNTY RECORDS;
- 166) THENCE SOUTH 78°58'27" WEST 14.12 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 167) THENCE NORTH 31°01'25" WEST 464.58 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 168) THENCE NORTH 30°17'02" WEST 470.66 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 169) THENCE NORTH 79°59'28" EAST 1.39 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 170) THENCE NORTH 31°01'03" WEST 219.38 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 171) THENCE NORTH 58°58'50" EAST 8.00 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;

- 172) THENCE NORTH $31^{\circ}01'03''$ WEST 269.31 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20,035.00 FEET, AS SHOWN ON SAID MAP;
- 173) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $0^{\circ}40'00.1''$, AN ARC DISTANCE OF 233.13 FEET, ALONG SAID NORTHEASTERLY LINE, AS SHOWN ON SAID MAP;
- 174) THENCE NORTH $31^{\circ}41'03.1''$ WEST 282.94 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 19,965.00 FEET, AS SHOWN ON SAID MAP;
- 175) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $0^{\circ}40'00.1''$, AN ARC DISTANCE OF 232.31 FEET, ALONG SAID NORTHEASTERLY LINE, AS SHOWN ON SAID MAP;
- 176) THENCE NORTH $31^{\circ}01'03''$ WEST 1272.04 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 177) THENCE SOUTH $58^{\circ}58'50''$ WEST 1.00 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 178) THENCE NORTH $31^{\circ}01'03''$ WEST 169.46 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 179) THENCE SOUTH $58^{\circ}58'50''$ WEST 10.50 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 180) THENCE NORTH $31^{\circ}01'03''$ WEST 276.14 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 181) THENCE NORTH $59^{\circ}00'02''$ EAST 11.50 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;
- 182) THENCE NORTH $31^{\circ}01'03''$ WEST 1022.91 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON SAID MAP;

- 183) THENCE SOUTH 64°45'58" WEST 6.84 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 184) THENCE NORTH 31°32'41" WEST 243.25 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 185) THENCE NORTH 64°52'58" EAST 3.06 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 186) THENCE NORTH 31°01'03" WEST 1495.30 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 187) THENCE NORTH 78°44'26" EAST 19.13 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 188) THENCE NORTH 31°01'03" WEST 852.66 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 189) THENCE SOUTH 85°12'04" WEST 13.38 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 190) THENCE NORTH 31°01'03" WEST 125.42 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 191) THENCE NORTH 58°59'32" EAST 8.00 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 192) THENCE NORTH 31°01'03" WEST 691.10 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 193) THENCE SOUTH 58°59'32" WEST 13.00 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;

- 194) THENCE NORTH 31°01'03" WEST 423.07 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 195) THENCE NORTH 37°11'27" EAST 4.31 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 196) THENCE NORTH 31°01'03" WEST 183.70 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 197) THENCE NORTH 31°49'40" WEST 141.42 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 198) THENCE NORTH 31°13'11" WEST 282.79 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 199) THENCE NORTH 31°01'03" WEST 388.20 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 200) THENCE NORTH 32°09'50" WEST 50.01 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 201) THENCE NORTH 31°01'03" WEST 1192.45 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 202) THENCE NORTH 29°16'06" WEST 163.74 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 203) THENCE NORTH 31°01'03" WEST 1953.05 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 204) THENCE NORTH 59°00'30" EAST 6.00 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;

- 205) THENCE NORTH $31^{\circ}01'03''$ WEST 182.79 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 206) THENCE SOUTH $87^{\circ}27'23''$ EAST 15.27 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 207) THENCE NORTH $57^{\circ}03'44''$ EAST 12.67 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 208) THENCE NORTH $31^{\circ}27'57''$ WEST 118.49 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 209) THENCE SOUTH $57^{\circ}03'44''$ WEST 15.01 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 210) THENCE NORTH $31^{\circ}01'03''$ WEST 195.06 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 211) THENCE NORTH $31^{\circ}44'38''$ WEST 327.42 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 212) THENCE NORTH $31^{\circ}39'55''$ WEST 81.44 FEET ALONG SAID
NORTHEASTERLY LINE TO AN ANGLE POINT THEREOF, AS SHOWN ON
SAID MAP;
- 213) THENCE NORTH $20^{\circ}49'21''$ EAST 157.50 FEET ALONG THE
SOUTHEASTERLY LINE OF JACKSON STREET, AS SHOWN ON SAID MAP;
- 214) THENCE NORTH $11^{\circ}39'23''$ EAST 53.08 FEET ALONG SAID
SOUTHEASTERLY LINE, AS SHOWN ON SAID MAP;
- 215) THENCE NORTH $65^{\circ}28'00''$ WEST 37.19 FEET ALONG SAID
SOUTHEASTERLY LINE AS SHOWN ON SAID MAP, TO THE
SOUTHEASTERLY LINE OF JACKSON STREET AS SHOWN ON PARCEL
MAP 6226, FILED JANUARY 15, 1993 IN BOOK 205 OF PARCEL MAPS AT
PAGE 22, ALAMEDA COUNTY RECORDS;

216) THENCE NORTH 23°27'00" EAST 29.88 FEET ALONG SAID SOUTHEASTERLY LINE OF JACKSON STREET AS SHOWN ON SAID MAP TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF ATHERTON STREET AS SAID STREET IS SHOWN ON THE AFORESAID MAP ENTITLED "TOWN MAP OF HAYWARD", FILED IN BOOK 6 OF MAPS AT PAGE 29, ALAMEDA COUNTY RECORDS;

217) THENCE NORTH 36°24'00" WEST 162.74 FEET ALONG SAID LINE PROJECTED TO THE NORTHWESTERLY LINE OF SAID JACKSON STREET;

218) THENCE NORTH 29°09'04" EAST 100.34 FEET ALONG SAID NORTHWESTERLY LINE AND ALONG THE AFOREMENTIONED EXISTING REDEVELOPMENT BOUNDARY FOR THE DOWNTOWN HAYWARD REDEVELOPMENT PROJECT EXPANSION AREA NO. 1, ADOPTED BY THE CITY OF HAYWARD AS ORDINANCE NUMBER 98-16 ON NOVEMBER 10, 1998 AND FILED FOR RECORDATION WITH THE COUNTY RECORDER OF ALAMEDA COUNTY ON DECEMBER 23, 1998 AS SERIES NUMBER 98451562, TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID EXISTING REDEVELOPMENT BOUNDARY THE FOLLOWING NINE (9) COURSES:

219) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 120°14'53", AN ARC DISTANCE OF 104.94 FEET, ALONG THE SOUTHWESTERLY LINE OF PARCEL 1 AS SAID PARCEL IS DESCRIBED IN THE GRANT DEED TO MICHAEL K. AND LILLIAN W. GEE, TRUSTEES, RECORDED MAY 11, 1992 AS SERIES NUMBER 92-145084, ALAMEDA COUNTY RECORDS, TO A POINT OF REVERSE CURVATURE;

220) THENCE ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 20°49'44", AN ARC DISTANCE OF 18.18 FEET, ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWESTERLY LINE THEREOF;

221) THENCE NORTH 54°37'38" EAST 111.46 FEET ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF PARCEL 2 AS DESCRIBED IN SAID GRANT DEED (SERIES NO. 92-145084);

222) THENCE NORTH 36°24'00" WEST 64.00 FEET ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWESTERLY LINE THEREOF;

223) THENCE NORTH 53°36'00" EAST 91.00 FEET ALONG SAID NORTHWESTERLY LINE TO THE NORTHEASTERLY LINE THEREOF;

224) THENCE SOUTH 36°24'00" EAST 67.04 FEET ALONG SAID
NORTHEASTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION TO
THE NORTHWESTERLY LINE OF THE AFORESAID JACKSON STREET;

225) THENCE NORTH 28°24'41" EAST 118.00 FEET ALONG SAID
NORTHWESTERLY LINE TO A POINT OF CUSP OF A CURVE CONCAVE
NORTHERLY, FROM WHICH POINT A RADIAL LINE BEARS NORTH
65°25'22" WEST 20.00 FEET;

226) THENCE CLOCKWISE ALONG SAID CURVE HAVING A RADIUS OF 20.00
FEET, THROUGH A CENTRAL ANGLE OF 120°03'00", AN ARC DISTANCE
OF 41.91 FEET, ALONG THE NORTHEASTERLY LINE OF WATKINS
STREET;

227) THENCE NORTH 36°24'00" WEST 190.45 FEET ALONG SAID
NORTHEASTERLY LINE AS SHOWN ON THE AFORESAID MAP ENTITLED
"TOWN MAP OF HAYWARD", FILED IN BOOK 6 OF MAPS AT PAGE 29,
ALAMEDA COUNTY RECORDS, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 638.8 ACRES, MORE OR LESS.

THIS DESCRIPTION HAS BEEN PREPARED BASED ON RECORD AND QUASI-
RECORD INFORMATION.

THIS DESCRIPTION HAS BEEN PREPARED BY ME IN CONFORMANCE WITH
THE LAND SURVEYOR'S ACT.

BY: _____
RICHARD P. RAY, P.L.S. No. 6390
LICENSE EXPIRES: 12/31/02

DATED: _____

